ROMFORD TO LET

THE LIBERTY SHOPPING CENTRE
PROMINENT SHOP UNIT
APPROX 128sqm/1,372sq.ft

UNIT N16, LAURIE WALK, THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX

ANDREW CAPLIN
COMMERCIAL Ltd
COMMERCIAL ESTATE AGENTS

01708 731200
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www.andrewcaplincommercial.com
St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

LOCATION
Prominently & Conveniently located in Laurie Walk, The Liberty Shopping Centre within the same parade as Card Factory and The Works within a short walk to the Main Mall & Superdry, Holland & Barratt and H&M

DESCRIPTION
Prominent E Class Shop extending to 128sqm/1,372sq.ft approx

TENURE
New Outside act Lease for a term to be agreed

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

COMMENCING RENTAL
£20,000 pax plus Vat, Service Charge, Business Rates & Building Insurance.

SERVICE CHARGE: £14,540 pa
INSURANCE: £504 pa
BUSINESS RATES: £18,837 pa (due to reduce)

LEGAL COSTS
Each party to pay their own legal costs

EPC
To follow

GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING Strictly by appointments via agent

ANDREW CAPLIN COMMERCIAL
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