

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



01708 731200

info@ac-commercial.com

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

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



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
info@ac-commercial.com www.andrewcaplincommercial.com

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.