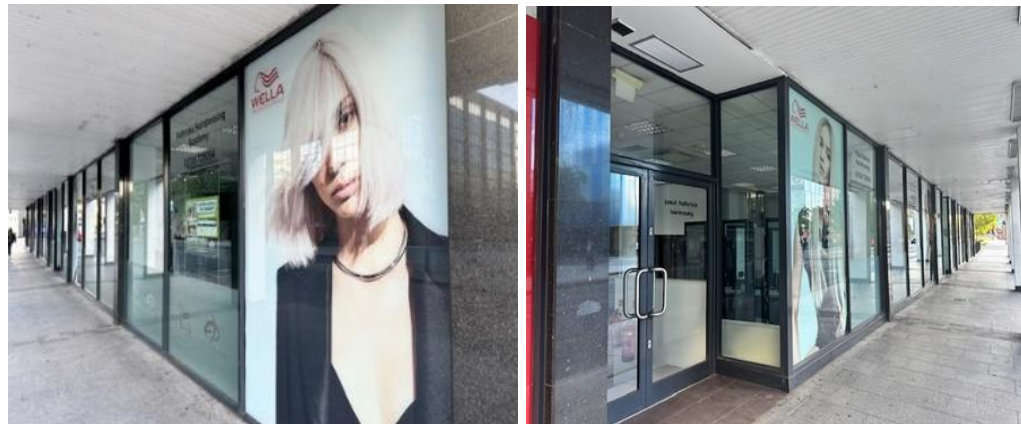


ROMFORD

TO LET

**PROMINENT RETAIL UNIT SUITABLE FOR ALL E CLASS USES INCL
MEDICAL/OFFICE/HEALTH AND FITNESS ETC ADJACENT TO THE MAIN LIBERTY
SHOPPING CENTRE CAR PARK ENTRANCE
FRONTAGE APPROX 30.62m
TOTAL SIZE: 462.6sqm/4,979sq.ft G.I.A.**



**UNIT GL18, THE LIBERTY SHOPPING CENTRE, 13 WESTERN ROAD,
ROMFORD, ESSEX RM1 3LD**



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



SIZE: 462.6sqm/4,979sq.ft G.I.A.
RENT: £60,000 pax plus Vat
SERVICE CHARGE: £32,706 pax plus Vat
RATES PAYABLE : £40,698 pa
INSURANCE : £1,380 pa

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.

Subject to vacant possession
Landlord redevelopment Break Clause December 2027
Separately licensed car parking available

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.

ALL ENQUIRIES TO



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 correctness 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.