

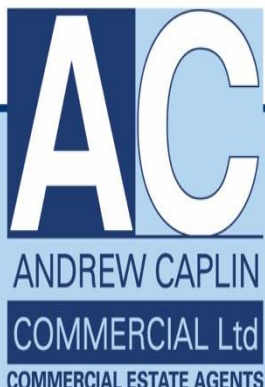
**ROMFORD**

**TO LET**

**GROUND FLOOR LOCK UP SHOP  
APPROX 1,046 sq.ft**



**UNIT H11, LAURIE WALK,  
THE LIBERTY SHOPPING CENTRE, ROMFORD ESSEX  
RM1 3RL**



01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## Location

The subject premises occupy a convenient location within Laurie Walk The Liberty Shopping Centre .

Laurie Walk runs from the Main Mall through to Romfords Historic Market Place in Romford Town Centre.

The shop is directly opposite a soon to open 7,500sq.ft Kids Play Village and within easy walking distance to again a new opening Costa Coffee in the former SuperDry Shop opposite H&M in the main Mall.

## Description

Ground Floor Lock Up Shop suitable for a number of trades

NIA 1,046 sq ft

## Quoting Rent

£15,000 pax plus vat, Service charge, Business rates and Building Insurance.

**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.**

## Service Charge

£12,172.74 per annum

## Insurance

£283.61 per annum

## Business Rates

£18,492.00 per annum payable. Please check with LBH Tel 01708 434343.

## Terms

New Lease

## Legal Costs

Each party to pay their legal costs. Tenants Solicitor to provide an abortive legal costs undertaking

## Administrative Fees

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

## 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](mailto:info@ac-commercial.com)  
[www.andrewcaplincommercial.com](http://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**