

**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**

## **NOTE: Landlord redevelopment break clause from 2030**

### **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.

**A new Costa Coffee opening in the former SuperDry Unit  
Fit out due Mid May 2026**

### **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



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