

ROMFORD

STEWARDS WALK, THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX



Availability as follows:

Unit

A3	LET	A7	LET
B1	TO LET	B2	TO LET
B6	LET		

Costs of available shops as follows:

Unit A3

Size	129sqm/1,384sq.ft approx -NOW LET
Rent	£30,000 pax plus Vat
Service Charge	£14,116 pa plus Vat
Insurance	£465.67pa
Rates Payable	£12,600pa

(Please Verify via LBH on T: 01708 434 343 for any Rates relief that may apply)

Unit A7

Size	129.1sqm/1390sq.ft approx- NOW LET
Rent	£25,000 pax plus Vat
Service Charge	£13,727pa plus Vat
Insurance	£461pa
Rates Payable	£15,968pa

Unit B1

Size	107.39sqm/1,156sq.ft – AVAILABLE
Rent	£15,000 pax plus Vat
Service Charge	£11,957.84 pa plus Vat
Business rates:	£13,266 pa
Est insurance:	£417.86 pa

Unit B2

Size	238sqm/2,560sq.ft-AVAILABLE
Rent	£30,000 pax plus Vat
Service Charge	£12,409pa plus Vat
Rates Payable	£13,224 pa

Unit B6

Size	91.5sqm/985sq.ft Ground and First Floors – NOW LET
Rent	£27,000 pax plus Vat
Service Charge	£10,314 pa plus Vat
Insurance	£400pa
Rates Payable	£12,350pa

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.

(Please Verify via LBH on T: 01708 434 343 for any Rates relief that may apply)

**Note Outside act leases with landlord redevelopment break clause as at July 1 2027
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.**

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

For early viewing please call 01708 731 200 or email info@ac-commercial.com



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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.