

ROMFORD

**PROMINENT SHOP PREMISES LOCATED JUST
OUTSIDE THE MAIN ENTRANCE DOORS OF THE
LIBERTY SHOPPING CENTRE**



**UNIT GL16, THE LIBERTY SHOPPING CENTRE,
ROMFORD, ESSEX RM1 3RL**

Location

Prominently and conveniently located just outside the main entrance doors of the Liberty Shopping Centre in Western Road.

Description

Prominent Ground Floor Lock up Shop with return frontage and providing the following approximate dimension & areas:-

Gross Frontage	9.16m
Return Frontage/Shop Depth	8.08m
Shop Width	8.94m
Ground Floor Area	75.5sqm/813sq.ft approx

Plus Staff WC

Tenure

New outside act Lease for a term to be agreed to contain a landlord rolling development break clause from July 2028.

Cost as follows:-

Commencing Rental

£15,000 pax plus Vat.

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.

Estimated Service Charge

£4,724.27 per annum plus Vat.

Building Insurance

£239.12 per annum

Business Rates

£8,918 per annum payable. Please verify Via LBH Tel: 01708 434 343 as an incoming tenant may benefit from small business rates relief.

EPC

To follow

Legal Costs

Each party to pay their own legal costs with the incoming tenant to pay the landlords abortive legal costs if they withdraw after Solicitors have been instructed.

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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