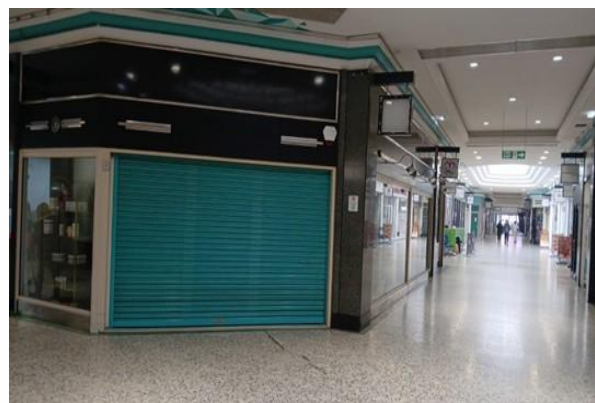


ROMFORD

TO LET

**PROMINENT CORNER SHOP
TOTALS 84.26sqm/907sq.ft**



20 QUADRANT ARCADE ROMFORD RM1 3ED



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



Summary

Available Size

84.26sqm/907sq.ft

Rent

£20,000 per annum plus Vat, Service Charge and Building Insurance

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

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

Location

Prominent Shop Unit very close to the busy South Street Entrance.

Forming part of a shopping and leisure Arcade in the heart of Romford town centre with access from both Market Place (home to Romford market) and South Street. Romford is one of London's key suburban commercial centres and lies 11 miles northeast of the City of London, 8 miles east of Stratford and 6 miles southwest of Brentwood. Romford town centre has a number of big-name tenants including Marks & Spencer, Primark, H&M, TK Maxx and Sainsbury's. Tenants within the arcade building include Greggs, William Hill, Primark, Travelodge and Creams. Romford railway station is 0.2 miles away providing a regular service to Stratford and London Liverpool Street on the Elizabeth line (Crossrail).

The area benefits from excellent road connectivity with the A127, A12, A406, M11 and M25 all within easy reach. Romford town centre is well served by buses. Please note all times and distances given are approximate only.

Description

Prominent Corner Shop.

Arranged on Ground Floor and 1st Floors

Totals – 84.26sqm/907sq.ft

Rent

£20,000 per annum plus Vat, Service Charge and Building Insurance

See note re: Business Rates

Business Rates

The incoming tenant may benefit from small business rates relief.

All interested parties are advised to make their own enquiries to confirm with the London Borough of Havering business rates department Tel 01708 434343

Service Charge

The current annual Service Charge for this unit is approximately £450 per Quarter plus Vat and Annual Insurance Charge is £270 plus Vat.

Terms

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.