

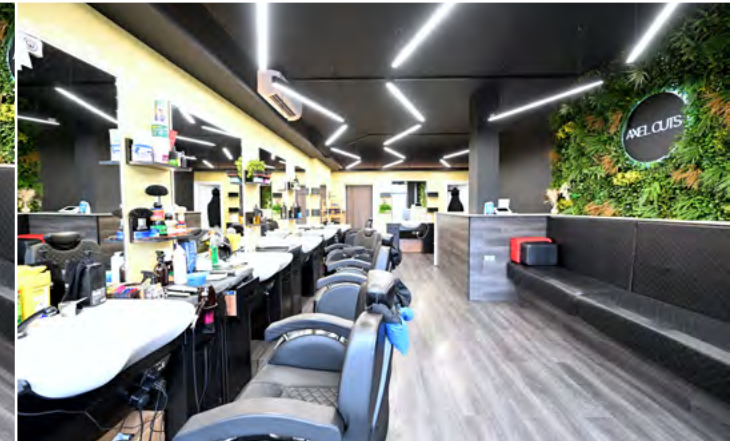
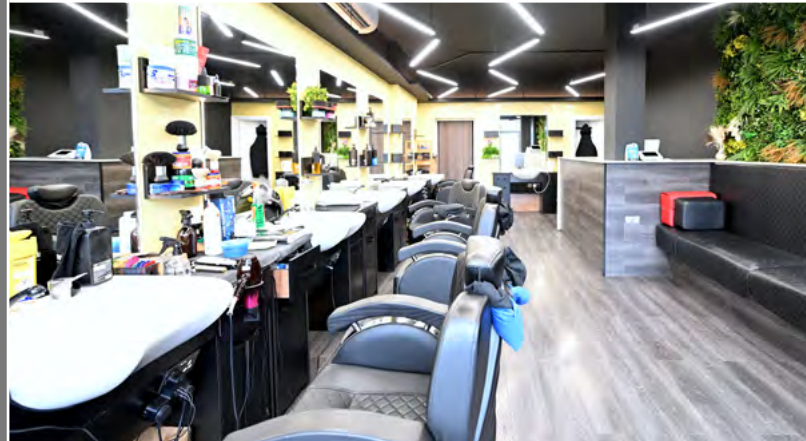


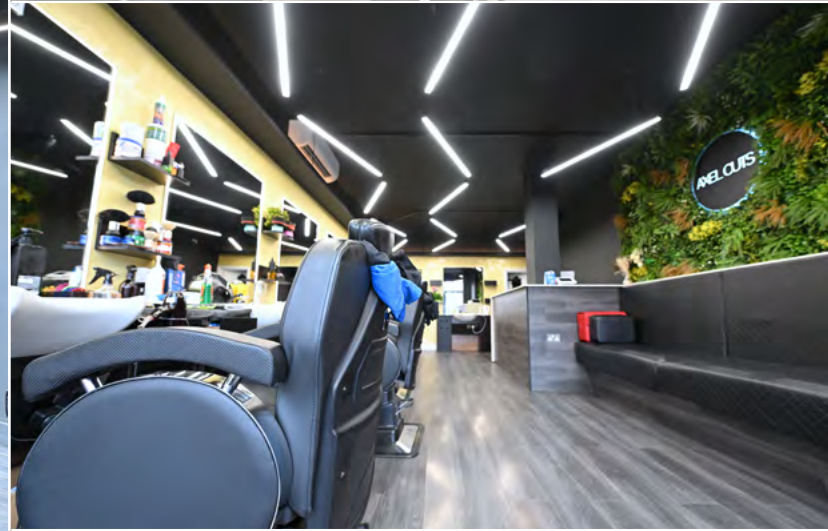
Murray Commercial
Property Consultants

Shop To Let

**789 Romford Road
London E12 5AN**

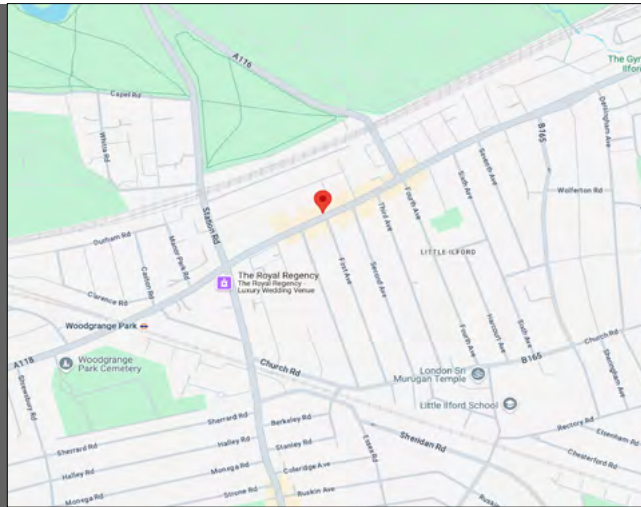
- VAT Free
- Close Proximity to Manor Park Tube Station
- New Lease Direct From Landlord
- Lease Comes with Landlord and Tenant Rights





LOCATION

The property is situated within a small parade of shops fronting Romford Road (A118). Woodgrange Park Station and Manor Park Station are both walking distance from the premises, serving frequent journeys directly to Ilford, Stratford and Liverpool Street. The property is well served with several bus routes and on-street parking is to the forecourt of the subject premises



DESCRIPTION

The premise forms part of a larger building arranged exclusively over ground floor behind a glazed frontage.

business will qualify for partial small business rates relief as well as a discount under the Retail, Hospitality & Leisure (RHL) scheme. Interested parties should speak to the Local Authority.

RENT

£16,000 per annum.

EPC

On application.

TERMS

A New Lease direct from the Landlord is available.

FLOOR AREA

Ground Floor:	473.91 sq ft	44.04 sq m
---------------	--------------	------------

BUSINESS RATES

The premises has a Rateable Value of £14,500. Qualifying



Please note the photos were taken prior to the lease coming back to the Landord during the previous tenant's occupation.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
James Bacon
Mob: 07501 598 981
Email: james@murraycommercial.co.uk

