

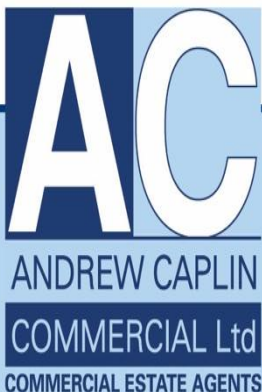
ROMFORD

TO LET

**THE LIBERTY SHOPPING CENTRE
PROMINENT SHOP UNIT
APPROX 128sqm/1,372sq.ft**



**UNIT N16, LAURIE WALK
THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX**



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



Location

Prominently & Conveniently located in Laurie Walk, The Liberty Shopping Centre within the same parade as Card Factory and The Works within a short walk to the Main Mall & Superdry, Holland & Barratt and H&M

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

Description

Prominent E Class Shop extending to 128sqm/1,372sq.ft approx

Tenure

New Outside act Lease for a term to be agreed

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

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Commencing Rental

£20,000 pax plus Vat, Service Charge, Business Rates & Building Insurance.

SERVICE CHARGE: £14,540 pa
INSURANCE: £504 pa
BUSINESS RATES: £18,837 pa (due to reduce)

Legal Costs

Each party to pay their own legal costs

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

Epc

To follow

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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