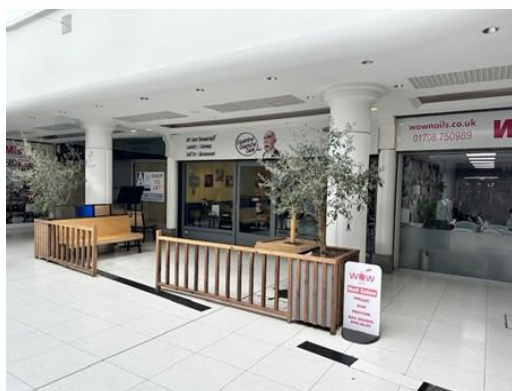


ROMFORD

**FULLY FITTED CAFÉ OPPORTUNITY
APPROX 97.1sqm/1,045sq.ft**

PROVISION FOR EXTERNAL FORECOURT SEATING



**UNIT B7, STEWARDS WALK, THE LIBERTY SHOPPING CENTRE,
ROMFORD, ESSEX**



**ANDREW CAPLIN
COMMERCIAL Ltd
COMMERCIAL ESTATE AGENTS**

01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



SIZE: 971sqm/1,045sq.ft

RENT: £27,500 pax plus Vat

SERVICE CHARGE: £9,853pa plus Vat

INSURANCE : £317pa

RATES PAYABLE : £11,352pa

(Due to decrease in 2026)

- Fully Fitted Café
- Air Con (not tested)
- Extraction (not tested)
- Ground & 1st Floors
- Staff & Customers W'C's

Landlord Redevelopment Break Clause Mid 2028

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



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
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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