

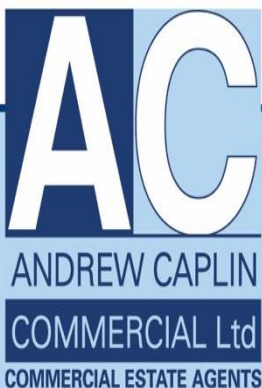
ROMFORD

TO LET

**LARGE RETAIL UNIT
APPROX 244.7sqm/2,634sq.ft**



**UNITS N18/N19 LAURIE WALK,
THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX RM1 3RL**



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



Location

The subject premises occupy an extremely prominent visual location within Laurie Walk very close to the junction with the main mall opposite Flight Centre and close to the Laurie Walk main entrance and Holland & Barrett and H&M.

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

Description

Former Shoe Zone offering a large retail unit extending to 244.7sqm/2,634sq.ft approx.

- Prominent & Visible Location
- Very Close to Holland & Barrett and H&M, plus a new Costa Coffee opening shortly & opposite Flight Centre

Tenure

New contracted out lease to expire 31 December 2030

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.

Note

Rent is plus VAT, Service Charge, Business Rates and Building Insurance

Cost as follows:

Rent: £20,000 pay plus Vat

Estimated Service Charge:	£30,652.55 plus Vat per annum
Building Insurance:	£731.58 per annum
Estimated Rates Payable:	£8,117.50 pa payable

Legal Costs

To be paid by ingoing tenant.

Landlords abortive legal costs to be paid

EPC

To follow

Goad Plan

As attached

Business Rates

RV reduced from 61,000 to 25000

Rates payable approx 50% of RV

Please verify via LBH T: 01708 434 343 as some rates relief is likely to apply

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
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