

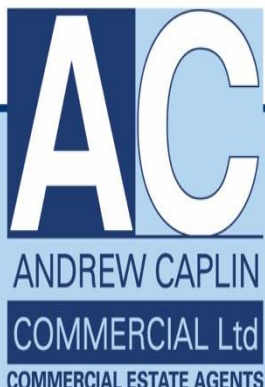
ROMFORD

TO LET

**GROUND FLOOR LOCK UP SHOP
APPROX 1,046 sq.ft**



**UNIT H11, 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 a convenient location within Laurie Walk The Liberty Shopping Centre .

Laurie Walk runs from the Main Mall through to Romfords Historic Market Place in Romford Town Centre.

The shop is directly opposite a soon to open 7,500sq.ft Kids Play Village and within easy walking distance to again a new opening Costa Coffee in the former SuperDry Shop opposite H&M in the main Mall.

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

Description

Ground Floor Lock Up Shop suitable for a number of trades

NIA 1,046 sq ft

Quoting Rent

£15,000 pax plus vat, Service charge, Business rates and Building Insurance.

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.

Service Charge

£12,172.74 per annum

Insurance

£283.61 per annum

Business Rates

£18,492.00 per annum payable. Please check with LBH Tel 01708 434343.

Terms

New Lease

Legal Costs

Each party to pay their legal costs. Tenants Solicitor to provide an abortive legal costs undertaking

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



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