

# Romford

## STEWARDS WALK, THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX



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

## Availability as follows:

### Unit

B1  
B2

Costs of available shops as follows:

### Unit B1

Size	107.39sqm/1,156sq.ft – AVAILABLE
Rent	£15,000 pax plus Vat
Service Charge	£11,957.84 pa plus Vat
Business rates:	£13,266 pa
Est Insurance:	£417.86 pa

### Unit B2

Size	238sqm/2,560sq.ft-AVAILABLE
Rent	£30,000 pax plus Vat
Service Charge	£12,409pa plus Vat
Rates Payable	£13,224 pa

(Please Verify via LBH on T: 01708 434 343 for any Rates relief that may apply)

## **Note Outside act leases with landlord redevelopment break clause Mid 2028**

**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.**

### **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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