



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£39,750 PER ANNUM

- 1st floor commercial space
- Suitable for a variety of uses
- Approx 3,311 sq ft
- South Street location

1ST FLOOR, 194-196 SOUTH STREET, ROMFORD, ESSEX,  
RM1 1TR



CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

Situated prominently on South Street, Romford. Romford Train Station is on the Elizabeth Line, providing regular access to Central London and the surrounding areas. The Liberty Shopping Centre, The Brewery and the town centre are all accessible from the premises and South Street hosts a number of independent business as well as many established occupiers such as McDonalds, the Gym Group and Lidl.

#### Description

The premises comprise first floor commercial space which was previously occupied by an army cadet force. The premises would be suitable for a variety of uses and are more particularly described as follows:

First Floor: 3,311 sq ft (307.6 sq m).

Toilet and kitchenette facilities available.

All areas are approximate only and on the basis of Gross Internal Area.

#### Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £39,750 per annum.

#### Business Rates

The premises will need to be reassessed by the Rating Authority.

#### Legal Costs

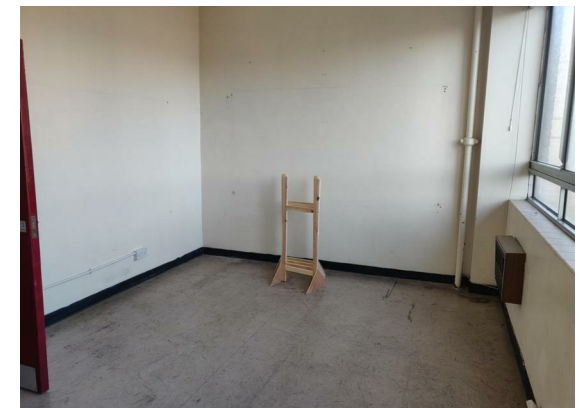
To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of E.



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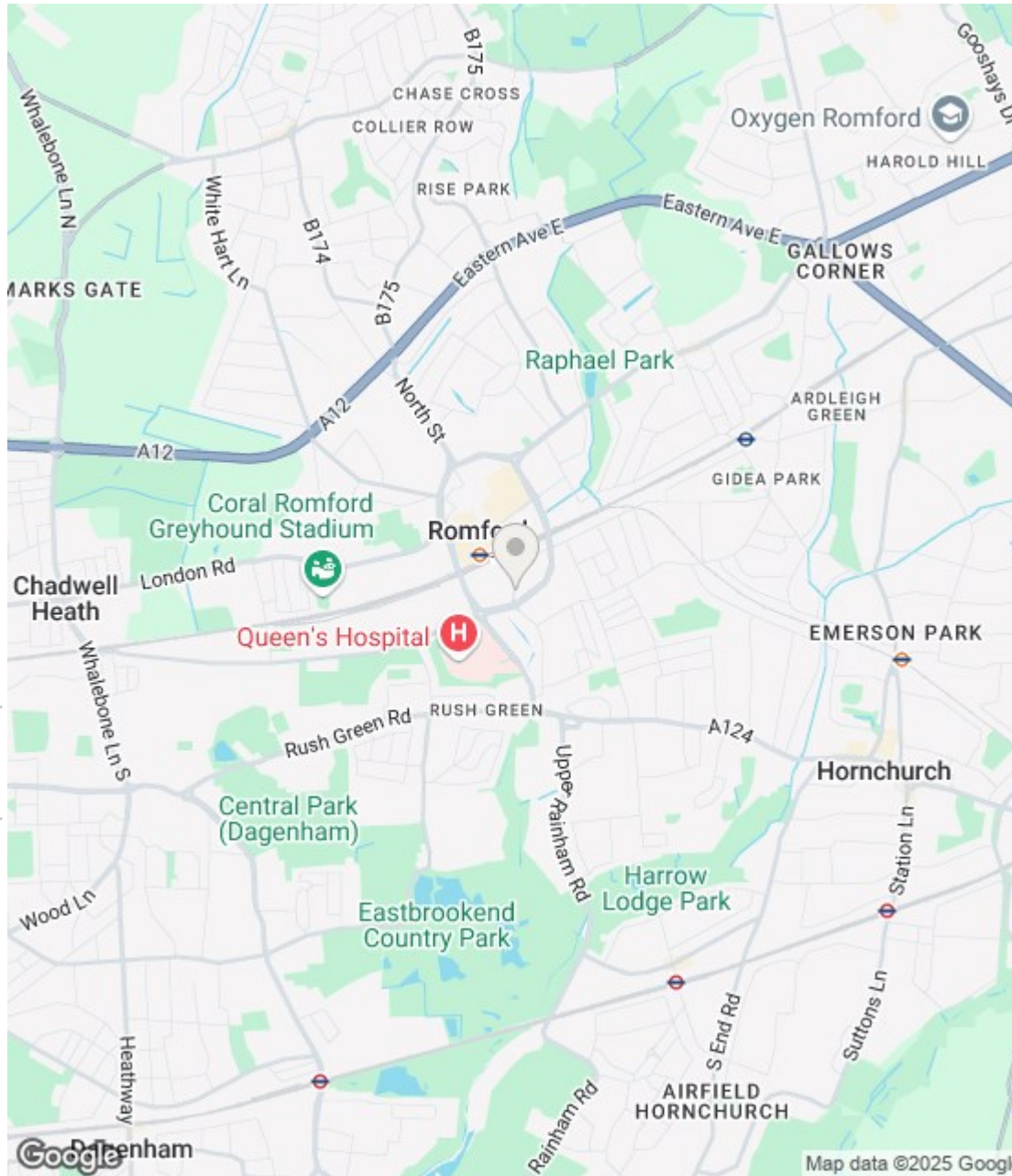
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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