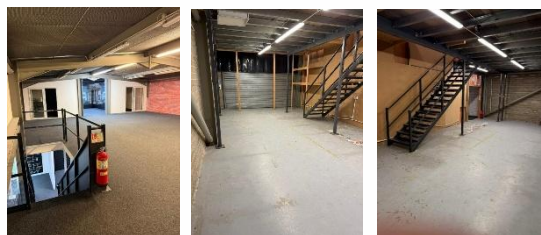
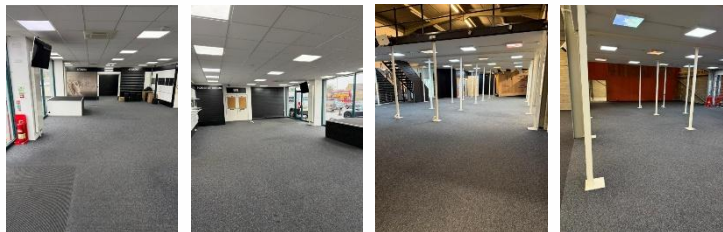


# ROMFORD

# FOR SALE/TO LET

## PROMINENT ROADSIDE RETAIL OPPORTUNITY



**10-14 EASTERN AVENUE EAST, ROMFORD, ESSEX RM1 4DR**



ANDREW CAPLIN  
COMMERCIAL Ltd  
COMMERCIAL ESTATE AGENTS

01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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

## Location

The Property is in a very prominent corner roadside position on the busy A12 arterial trunk Road that runs from London to Southend via the A127 and out to Chelmsford, Colchester, Ipswich & Norwich via the A12.

## Description

The Property comprises a ground and first floor showroom with perimeter security fencing and onsite parking for twelve cars, plus four one-bedroom flats to the first floor

The Flats are Separately Let and are not included

## Accommodation

Ground Floor Showroom	6460 Sq. ft.
First Floor Showroom	<u>2206 Sq. ft.</u>
<b>Total</b>	<b>8686 Sq. ft.</b>

## Commencing Rental

### (Ground Floor Plus 1<sup>st</sup> FLOOR SHOWROOM)

£120,000 pax plus Vat.

### Virtual Freehold (Ground Floor /1st Floor Showroom)

£1.7m plus Vat subject to contract

### Freehold of Whole – Price on application

(Inclusive of Flats)

## 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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