

# ROMFORD

# TO LET

**PROMINENT SHOP & 1<sup>st</sup> FLOOR  
TOTALLING 104.05sq.m/1,120sq.ft approx**



**5 OLD MILL PARADE, VICTORIA ROAD, ROMFORD, ESSEX RM1 2HU**



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



## LOCATION

Prominently and conveniently located on Victoria Road very close to its junction with South Street and in turn Romford BR Station/Crossrail

## DESCRIPTION

Ground Floor Shops/Office with internal stairway access to 1<sup>st</sup> floor office including kitchen and Male & Female WC's

Approx Floor areas are as follows:-

Ground Floor/First Floor

27.87sqm/300sq.ft/820sq.ft

**Totals 104.05sqm/1,120sq.ft**

## AMENITIES

- Modern Shop Front
- Shop/office, former Estate Agents
- Suspended Ceiling to Ground Floor mainly
- A/C Units (not tested)
- Wood Laminate Flooring
- Alarmed
- Rear Communal Walkway
- Close South Street & BR Station
- Double Glazed windows
- Electric Heating to 1<sup>st</sup> Floor

## TENURE

New FRI Lease for a term to be agreed with periodic upward only rent reviews

## COMMENCING RENTAL

£29,500 pax

## BUSINESS RATES

Via LBH T: 01708 434343

## LEGAL COSTS

Ingoing tenant responsible for all legal costs

## EPC & Lease Plan

Attached

## 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.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

## VIEWING

Strictly by appointments via agent



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