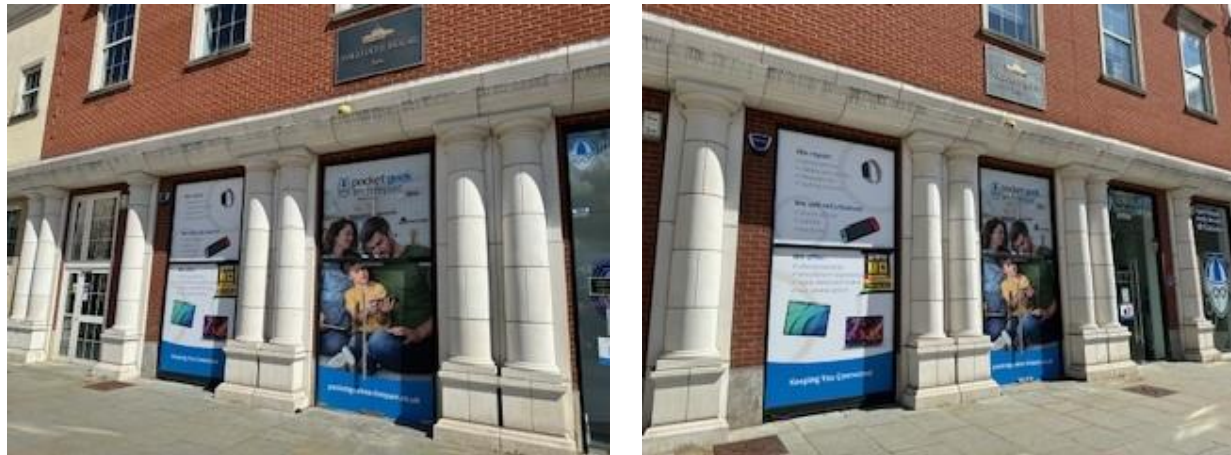


# ROMFORD

# TO LET

**PROMINENT E CLASS OPPORTUNITY  
TOTTALLING 143.65 sqm/1,546sq.ft  
WOULD SUIT RETAIL/OFFICE/MEDICAL OPERATORS**



**UNIT 1, TOLLGATE HOUSE, 96 MARKET PLACE, ROMFORD ESSEX RM1 3ER**



01708 731200  
info@ac-commercial.com  
www.andrewcaplincommercial.com  
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

## LOCATION

The subject shop occupies a highly visible trading position fronting the north Side of the historic Market Place in Romford Town Centre.

Market Place is a pedestrianised street situated within the inner ring road adjacent to The Liberty Shopping Centre and Debenhams.

## DESCRIPTION

Prominent Shop arranged on Ground and 1<sup>st</sup> Floors and extending to 143.65sqm/1546sq.ft

### Ground Floor Shop

Internal Width	6.6m/21ft 5ins
widening to	7.644m/25ft
Shop Depth	13.56m/44ft 5ins

Ground Floor Area  
129sqm/1,389 sq.ft approx  
Inclusive of WC's

### 1<sup>st</sup> Floor

Staff/Storage Totals 14.71sqm/158sq.ft

### **Entire Totals**

**143.65sqm/1,546sq.ft approx.**

**\*Suit retail/office or medical operators\***

## TENURE

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

## COMMENCING RENTAL

£27,500 Pax plus Vat, Rates and Service Charge.

## LEGAL COSTS

To be paid by ingoing tenant.

## EPC

See attached

## GOAD PLAN

See 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.**

### Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

## VIEWING

Strictly by appointments via agent



**01708 731200**

**Ref: ANDREW CAPLIN**

**M: 07870 166162**

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