

ROMFORD

TO LET

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



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



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

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 1st 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

1st 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

info@ac-commercial.com www.andrewcaplincommercial.com

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.