

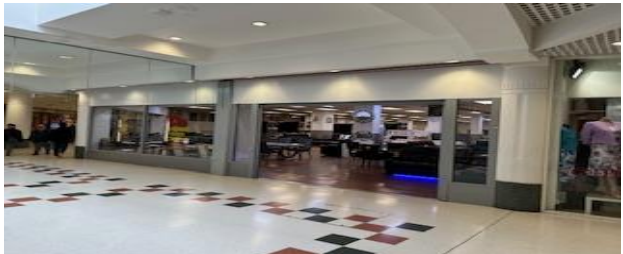
ROMFORD

TO LET

PROMINENT E CLASS SHOPS TO LET



LAURIE WALK, THE LIBERTY SHOPPING CENTRE, ROMFORD, ESSEX RM1 3RT



LOCATION -Romford is a highly affluent London Commuter Town with a shopping catchment of 159,000.

Laurie Walk is accessed via the main Liberty Shopping entrance sitting between Holland & Barrett and Superdry opposite H&M leading to its secondary entrance through to Romford Market Place

DESCRIPTION - Various prominent E Class Shop units To Let

Currently availability as follows:

<u>Units</u>	<u>Sizes</u>	
H13	63.17sqm/680sq.ft	U/O
K1	12.63sqm/136sq.ft	
K2	8.36sqm/90sq.ft	
H3	218.5sqm/2352sq.ft	LET
H14	51.75sqm/557sq.ft	
N6	101.45sqm/1091sq.ft	
N16	128.2sqm/1350sq.ft	U/O
N18/19		U/O
H15/H18	757.18sqm/7935sq.ft	

TENURE -Contracted out new leases to expire December 2026

COMMENCING RENTALS

<u>Unit</u>	<u>Rent</u>
H13	UNDER OFFER
K1	£10,000 pax
K2	£5,000 pax
H3	LET
H14	£10,000 pax
N6	£20,000 pax
N16	UNDER OFFER
N18/19	UNDER OFFER
H15/H18	£60,000 pax

NOTE -Rents are plus Vat, Business Rates, Service Charge and Building Insurance

LEGAL COSTS - To be paid by ingoing tenants

GOAD PLAN - See attached

EPC - To follow

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



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.