

# TO LET

## TOWN CENTRE RETAIL PREMISES

85.4 SQ.M. (919 SQ.FT.)



**94 MARKET PLACE  
ROMFORD  
RM1 3ER**



86 Market Place,  
Romford,  
Essex, RM1 3HQ

**01708 732732**  
[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)

<b>Location</b>	The property is located in a prominent position in Romford Market Place adjacent to the Laurie Walk entrance into the Liberty Shopping Centre. Nearby retailers include, Iceland, B&M, Sports Direct and Home Bargains.
<b>Description</b>	<p>The property comprises a large corner positioned retail unit with frontage to the historic Romford Market Place along with a return frontage to Laurie walk which benefits from a significant footfall (approx. 210,000 in the first 3 months of 2022). There is further pedestrian access to the rear which leads to a shared goods lift to ground floor level.</p> <p>Internally the property has a gradual slope from front to rear and is currently in near shell condition, providing flexibility in respect of a desired fit out. It benefits from a partial suspended ceiling with an untested ceiling mounted air handling unit. To the rear of the unit is a small-partitioned area (suitable for storage) along with staff WC.</p> <p>The premises afford the following approximate areas and dimensions:</p> <p>Shop Width: 6.1m MAX (20ft MAX)  Shop Depth: 18.3m MAX (60ft MAX)  <b>Retail Area (NIA): 85.4 sq.m. (919 sq.ft.)</b></p> <p><i>Note</i>  Whilst the unit is secured by electric metal roller shutters and a plate glass shop front to the return frontage the secondary elevation within the Market Place is open once shutters have been lifted (i.e no plate glass frontage to the front elevation)</p>
<b>Terms</b>	The premises are offered on a new full repairing and insuring lease, for a length of term to be agreed, at a rent of £35,000 pa exclusive of other outgoings, subject to periodic upward only rent reviews.
<b>Use</b>	The property benefits from an E Class Use.
<b>VAT</b>	We understand that VAT will not be payable upon the rent.p
<b>Business Rates</b>	The property has been assessed as having a rateable value of £36,250. Please note the rateable value does not represent the business rates payable on the property.
<b>Service Charge</b>	A service charge is payable for the maintenance and upkeep of shared areas and services. The estimated service charge for 2023 is in the region of £2,000.
<b>EPC</b>	The property has been assessed as having an energy performance asset rating of D-76. A copy of the EPC can be made available upon request.
<b>Legal Costs</b>	Each party to be responsible for their own costs. The incoming tenant is to be responsible for the landlord's abortive legal expenses.
<b>Personal Interest</b>	Hilbery Chaplin declare that a director/employee of the company has a personal interest in the property.

**Further Information** Can be obtained from sole agent:

**Nikki Scudder**  
**01708 732732**  
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