

SUBSTANTIVE TRIPLE FRONTED 'E' CLASS COMMERCIAL UNIT WITH THE BENEFIT OF AN ESTABLISHED BUSINESS TO LET ON A NEW LEASE.



UNIT C & D, 370 ROMFORD ROAD, LONDON, E7 8BF
1,807 SQ.FT (167.88 M²)



Key Features

- Established Business
- Suspended Ceilings
- LED Lighting
- Electric Roller Shutters
- Triple Fronted

Viewing

Strictly by prior appointment with Taylor Freeman Kataria.

Contact:

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Location

The property is situated within a small parade of shops fronting Romford Road, close to its junction with Green Street (B167). Forest Gate Station is within close proximity to the subject property and can be reached in approximately 10 minutes by foot via Woodgrange Road. From here frequent journeys are serviced directly to Ilford, Stratford and Liverpool Street. Woodgrange Park Station is also around 10 minutes walk to the East along Romford Road. The property is well served with several bus routes and on-street parking is available immediately outside the subject premises.

Accommodation

Comprising of a self-contained 'E' class commercial premises consisting of a substantive ground floor retail triple fronted unit with WC's. Amenities include electric roller shutters, suspended ceilings and LED lighting. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales Area	1,807 sq.ft (167.88 m ²)
Total	1,807 sq.ft (167.88 m ²)

Lease Terms

The premises is offered on a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

The property is currently occupied by a long established supermarket/cash and carry with an extensive client base. A premium in the region of £110,000.00 is sought in consideration of the goodwill of the business, fixtures and fittings and benefit of a new lease. Further details are available on request.

Rent

£50,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£45,000.00
UBR 2023/24	49.9p
Rates Payable	£22,455.00



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Interested parties are advised to verify these figures and check whether they qualify for Small Business Rates Relief or exemption with the London Borough of Newham Council on 020 8430 3250.

VAT

Value Added Tax is applicable in respect of this transaction.

Service Charge

A service charge is not applicable in respect of this property.

Energy Performance Asset Rating

B

◀ 49

This is how energy efficient
this building is

Legal Costs

Each party to bear their own legal costs.