

TO LET

First Floor

Former Medical Unit & Pharmacy
(other uses considered STP)

1,063 - 3,460 sq. ft. (99 - 321 m²)

UNITS 2A/2B FIRST FLOOR, ROMFORD SHOPPING HALL

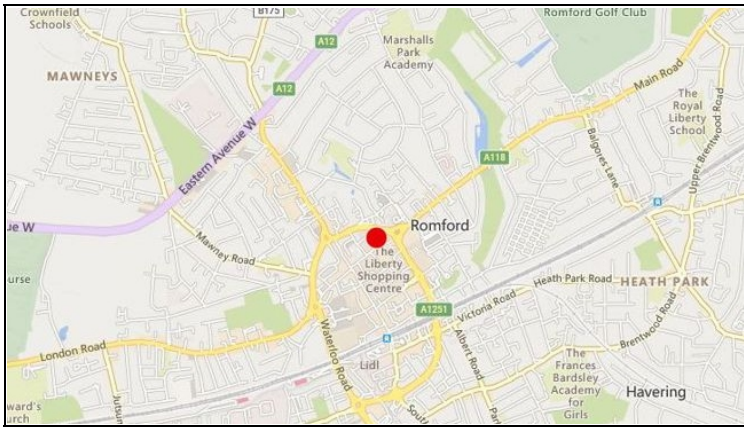
Market Place, Romford, Essex RM1 3AB



- Town centre location
- Electric roller shutter
- Can be let individually or combined
- Turn key pharmacy opportunity
- Close to NHS Medical Centre
- Kitchen & WC facilities
- Existing consent for clinic use within use class D1

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated at first floor level within Romford Shopping hall in the Market Place of Romford Town Centre. Located next to the NHS Mawney Medical Clinic. Within Romford Town Centre there is a mix of national and local occupiers providing a range of services. The property is less than 0.5 miles to Romford train station which provides a regular service into London via the TFL Rail (Elizabeth) line.

DESCRIPTION

The property comprises two separately accessed first floor units which have previously been used as a medical clinic and pharmacy. 2a is offered in shell condition and benefits from fully glazed frontage with electric security shutters. 2b offers a turn key pharmacy opportunity with access via a roller shutter. Other uses would be considered (STP), and can be let individually or combined.

ACCOMMODATION

Unit 2A:	2,397 sq. ft. (223 m ²)
Unit 2B:	1,063 sq. ft. (99 m ²)
Total:	3,460 sq. ft. (321 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The properties are available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

To be confirmed.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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