



## Romford Road, London, E12 5JP

**£24,000 Per Annum**



**\*\*1738 SqFt GARAGE LOCK-UP IN A GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY, SITUATED ON ROMFORD ROAD, MANOR PARK - WALKING DISTANCE TO ILFORD RAIL STATION & MANOR PARK RAIL STATION (ELIZABETH LINE)\*\***

OC Commercial would like to offer a fantastic opportunity to take over a lock-up commercial unit on the much-sought-after Romford Road in the Manor Park area. Ideally located within walking distance from local amenities and public transport links.

(Please note the shop front is not included, and access is via the garage entrance on Little Ilford Lane)

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 5-year lease)

RENT: £24,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to the local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: Open to offers (ask the office for further information)

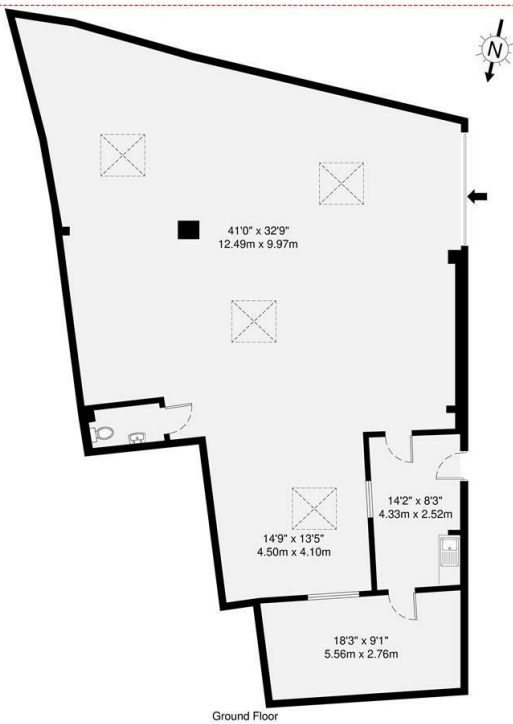
LEGAL COSTS: Tenant and Landlord to pay

- 1739 SQFT
- GARAGE
- ELECTRIC SHUTTER
- PRIME LOCATION
- WALKING DISTANCE TO MANOR PARK STATION
- WALKING DISTANCE TO ILFORD STATION
- ENTRANCE ON LITTLE ILFORD LANE
- SHOP FRONT (DDG WINDOWS) NOT INCLUDED

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





**GROSS INTERNAL AREA (GIA)**  
The total area of this property  
161.5 sq m / 1738 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space  
0.0 sq m / 0.0 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Transoms etc.  
0.0 sq m / 0.0 sq ft

**RESTRICTED HEAD HEIGHT**  
Limiting on area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.