

GROUND FLOOR (E Class Use) with PARKING

*180-182 Main Road, Gidea Park,
Romford, Essex RM2 5JA*

TO LET

- Town Centre Location
- Gidea Park Stn (Crossrail) 5 mins away
- Prominent Corner Position
- 3176 sq. ft / 295 m²
- Car Parking
- New Lease will be Granted
- E Class Use
- Suitable for Retail, Restaurant, Gym, Clinic, Health Centre, Day Nursery



Location

The property is situated on a highly prominent corner location fronting Main Road (A118), Gidea Park, which is a predominantly affluent residential area to the East of Romford in the London borough of Havering. Main Road is the main thoroughfare of Gidea park and many local and well known retailers & businesses are established here, the location also links to Romford Town Centre and Gallows Corner roundabout providing excellent access to A12 & A127.

Gidea Park Train station (TFL Rail Zone 6) / Crossrail) is within a few minutes' walk and offers excellent transport links to Liverpool Street Station in just 30 minutes.

Description

A former bank premises on a prominent corner position with 2 excellent frontages and allocated parking, approximate sizes below: _

Ground Floor	3176 sq. ft	295 m2
Basement	592 sq. ft	55 m2

Forecourt Parking

Tenure

The ground floor and basement will be available by way of a new FRI lease

Rent

Offers are sought in the region of £100,000 pax

EPC

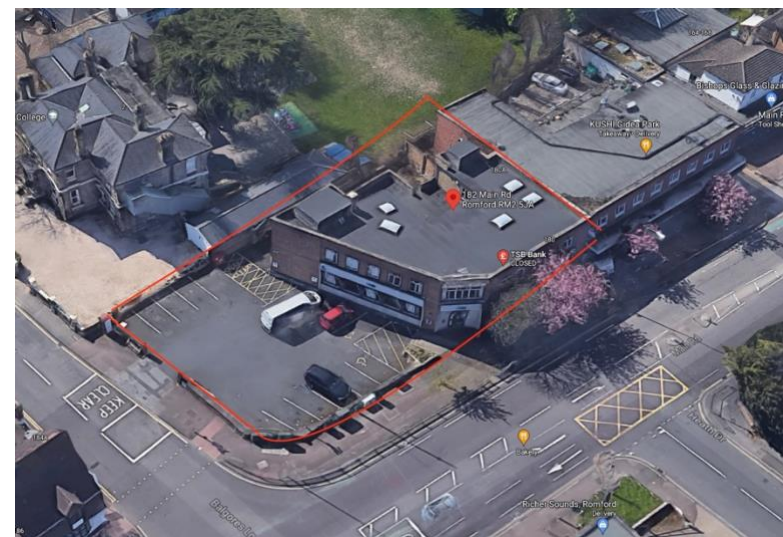
An energy performance certificate has been commissioned at Band E.

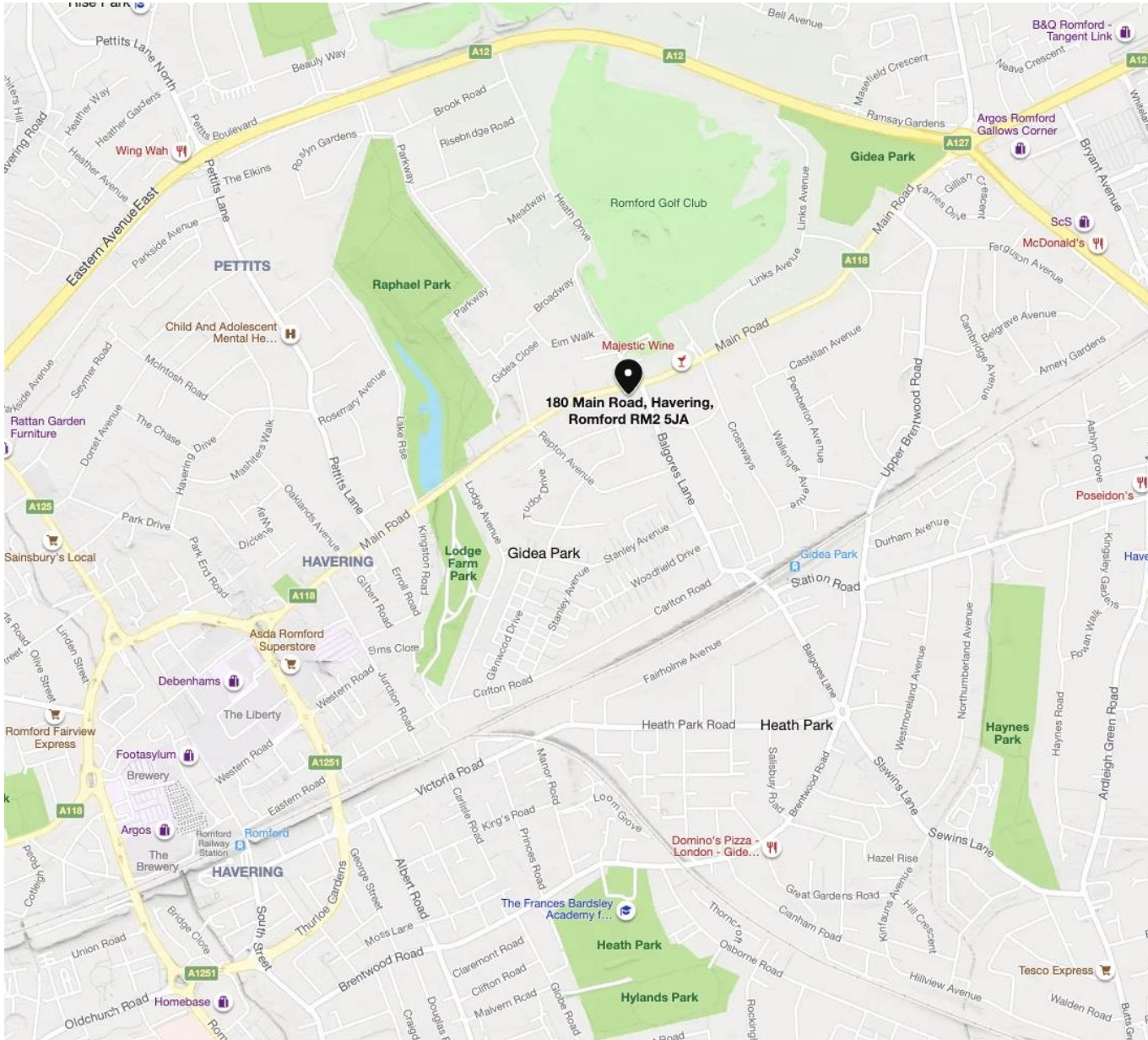
Rates

Further information is available upon request

Legal Fees

Ingoing tenant to pay a contribution towards the LL legal fees.





Floor Plans

Available upon request

Viewing

Strictly by appointment only via sole agent

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GROUND FLOOR PLAN

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