

Prominent Corner Retail Premises TO LET

E CLASS USE

- Town Centre Location
- Adjacent to Market Place
- New Lease Available
- 83.3 sqm / 897 sq. ft
- E Class Use
- Rear Yard & Rear Access

*17-19 Market Place,
Romford, Essex RM1 3AB*



Location:

Prominently & conveniently located at the gateway/entrance to the popular Romford Market Place and adjacent to a new 85 Bed **Premier Inn** in **Romford Town Centre**.

The Market Place, provides parking for 160 cars right on the doorstep (on non-market days – Mon, Tues & Thurs) and a 260-space multi-storey car park is just a few steps away. Nearby retailers include **Sports Direct, B&M, Home Bargains, Aldi** along with a large number of eateries resulting in a very busy footfall.

Romford Station (**Crossrail**) and multiple bus routes are only within a short distance making this an incredibly convenient accessible location.

Description:

Formally a successful hair salon, the premises comprise a ground floor shop with rear access, approximate net areas below: -

Shop Depth	15.48 m	50.78 ft
Shop Area	83.3 sqm	897 sq. ft
Store/WC/Kitchen area to the rear		
Rear Yard	10.12 sqm	108.93 sq. ft

Tenure: New Lease to be agreed with periodic upward only rent reviews

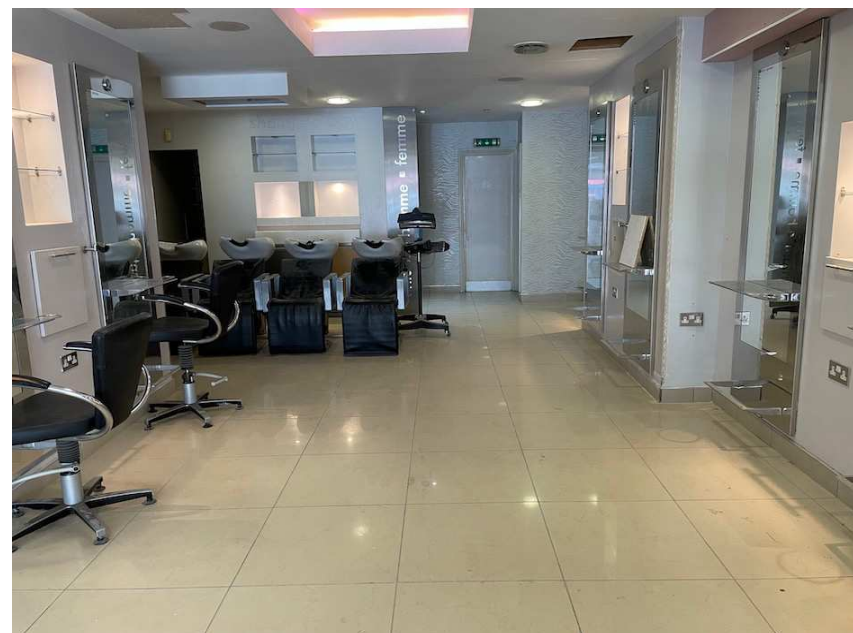
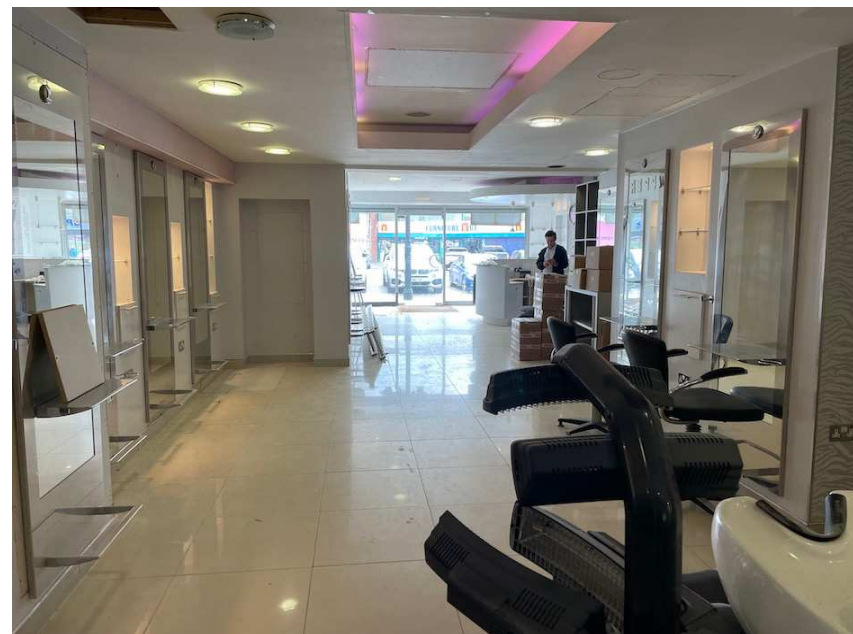
Rent: **£38,000 pax**

Use: **E Class** – Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”

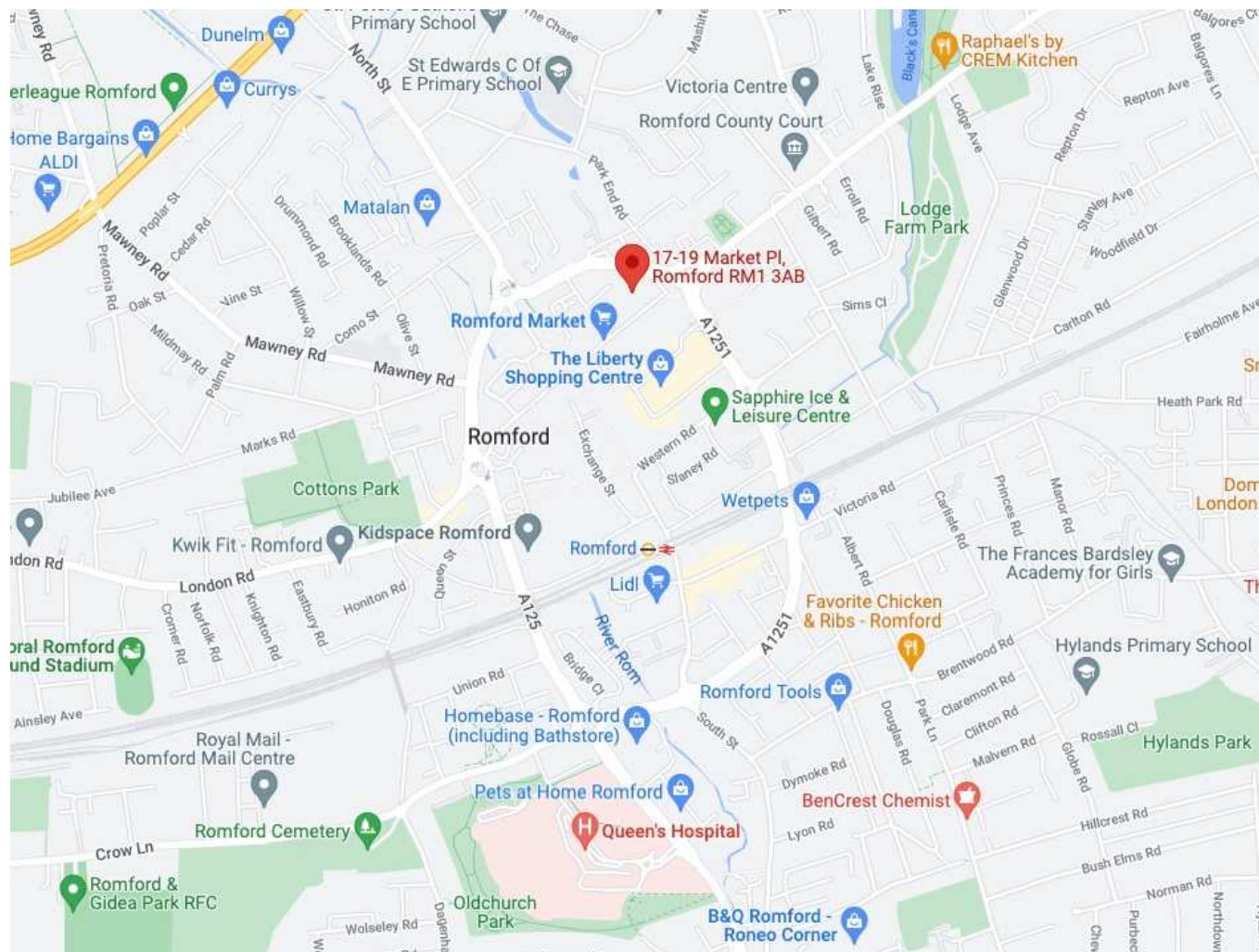
Rates:

Rateable Value	£22,500
Rates multiplier	49.9p
Rates payable	£11,227.50 pa (approx.)

(n.b interested parties should contact Romford Council for verification)





**Legal Costs:**

Ingoing tenant to pay for the landlord's legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

GDPR

General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks.

Viewing strictly by appointment via Joint sole agents

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