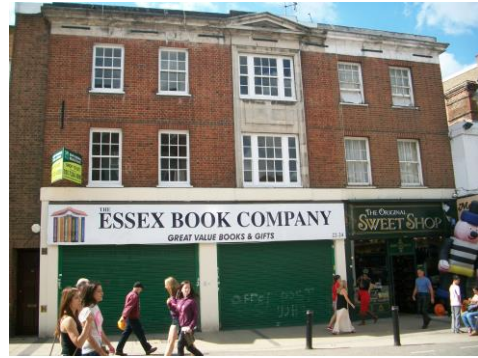




# RETAIL UNIT TO LET

## 22-24 SOUTH STREET ROMFORD RM1 1RA



### LOCATION

Romford is a large suburban town approximately 14 miles north east of Central London. The town can be reached by the A12 from Junction 28 of the M25 motorway. Direct rail services to London Liverpool Street are available in approximately 15 minutes. The property occupies a prominent position on the pedestrianised section of South Street, close to the entrances of The Brewery and The Liberty shopping centres and on the primary footfall route between Romford Station and Romford Market

Nearby occupiers include: Barclays, Primark, Halifax, JD Sports, Linen Direct.

### ACCOMMODATION

The premises are arranged over ground floor with first and second floor ancillary areas comprising the following approximate floor areas and dimensions.

Gross Frontage	8.72 m	28.6 ft
Ground Floor Sales	134 sq m	1,452 sq ft
Basement Storage	136 sq m	1,461 sq ft
Total	260 sq m	2,804 sq ft

These areas require on-site verification

### TERMS

The property is available on a lease to expire February 2020.

### RENTAL

£35,000 pax.

### USER

The property has A1 planning consent. Other uses may be considered subject to planning and Landlord consent.

### RATES

Rateable Value (2017)	£70,000
UBR (2017/18)	47.9

Interested parties are advised to make their own enquiries with the Local Authority as transitional relief may apply.

### EPC

An EPC has been requested

### COSTS

1. All figures quoted are subject to VAT where applicable.
2. Each party to bear their own costs incurred in the transaction.

### VIEWING

Appointments are strictly via the agents:-

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. April 2017.

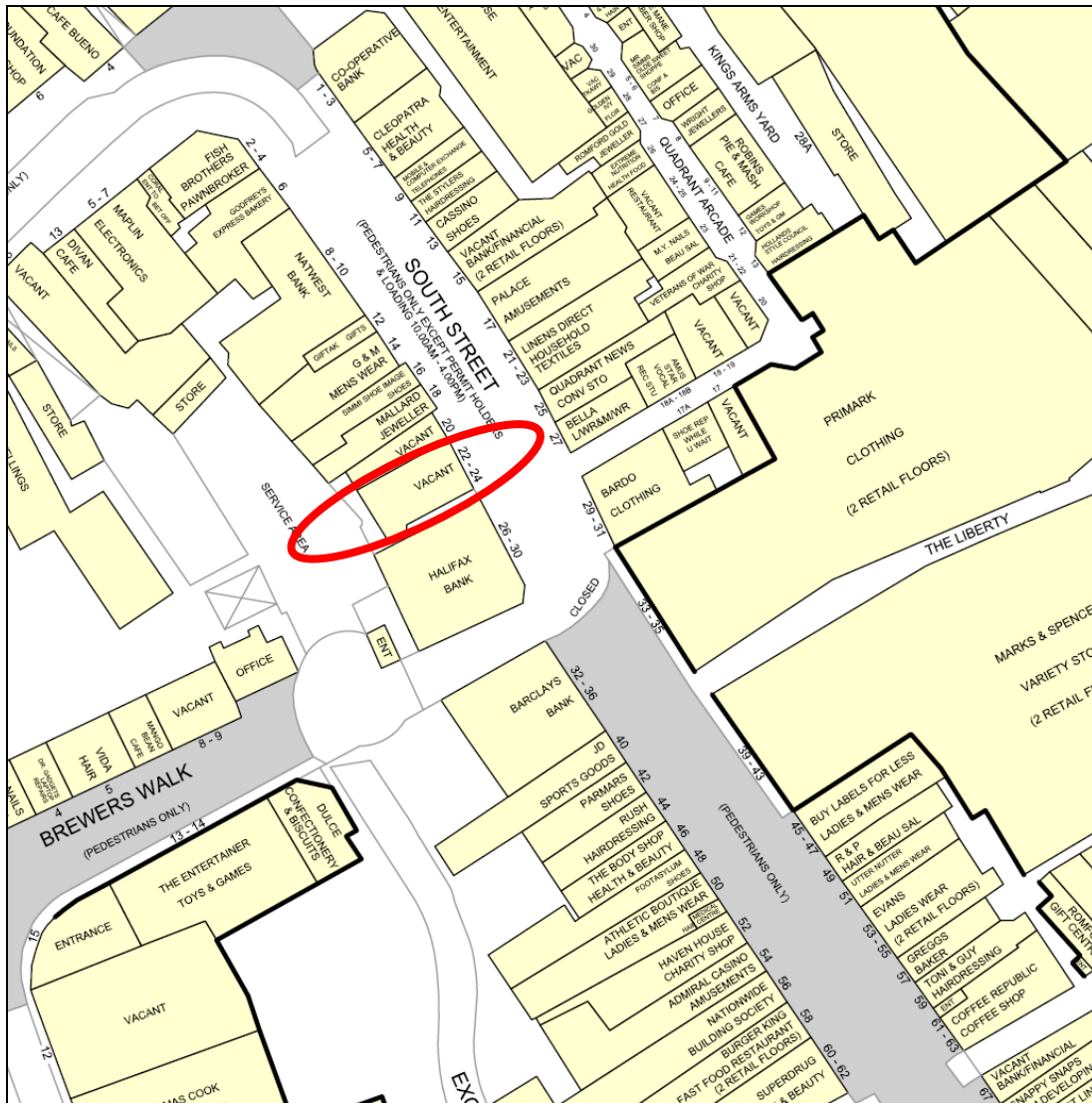


Joanna Coghlan  
0207 338 4068  
[Joanna.Coghlan@bnpparibas.com](mailto:Joanna.Coghlan@bnpparibas.com)

Beth Brading  
02073384362  
[Beth.brading@bnpparibas.com](mailto:Beth.brading@bnpparibas.com)

BNP Paribas Real Estate, 5 Aldermanbury Square, London EC2V7BP

**SUBJECT TO CONTRACT**



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