

**TOWN CENTRE RETAIL/LEISURE OPPORTUNITY
SUITABLE FOR A1, A2, A3 OR A4 USE**

TO LET

**131 South Street
Romford
Essex
RM1 1NX**



LOCATION

The property is situated in the heart of Romford town centre, prominently situated at the junction of Eastern Road and South Street, adjacent to McDonalds and diagonally opposite Romford Station. All town centre amenities including Romford's extensive retail and leisure facilities are within the immediate area.

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

DESCRIPTION

The premises occupy the basement, ground and first floor accommodation with the following approximate areas:

Basement	-	350 sq ft / 32 sq m
Ground Floor	-	4,612 sq ft / 428 sq m
First Floor	-	4,438 sq ft / 412 sq m

TERMS

The property is available to let on a new full repairing and insuring lease, for a length of term to be agreed, at a rental of £140,000 per annum exclusive.

VAT

We understand the property is elected for VAT.

RATES

The property has been assessed as having a Rateable Value of £109,500. Interested parties should verify the rates payable by contacting the Business Rates department of the London Borough of Havering on 0845 650 0845.

PLANNING

The property is suitable for A1, A2 A3 or A4 use.

CODE FOR COMMERCIAL LEASES IN ENGLAND & WALES

AbbeyRoss Property Consultants encourage all landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk

A copy of the Energy Performance Certificate (EPC) and Recommendation Report can be provided free of charge.

VIEWING

By contacting the joint sole agents:

Abbeyross Property Consultants
Albion House
Victoria Promenade
Northampton
NN1 1HH

Tel: 01604 629988

Fax: 01604 626247

Email: brendan.bruder@virgin.net

Contact: Brendan Bruder

Hilbery Chaplin
86 Market Place
Romford
Essex
RM1 3HQ

Tel: 01708 745 000

Fax: 01708 745 002

Email: johnwaller@hilberychaplin.co.uk

Contact: John Waller

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk