

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

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

TO LET

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



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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.

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 £120,000 per annum exclusive. Alternatively it may be possible to consider an assignment of the previous tenant's lease subject to contract and with the approval of the Liquidators.

Alternatively the freehold interest in the property with full vacant possession is available based on an asking price of £1,300,000 (one million three hundred thousand pounds).

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/LICENCE

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

We understand that the property has planning and licensing consent for opening hours until 02.30 am Monday – Saturday and 02.00 am on Sundays. Havering Council reference P1302.12-251012.

CODE FOR COMMERCIAL LEASES IN ENGLAND & WALES

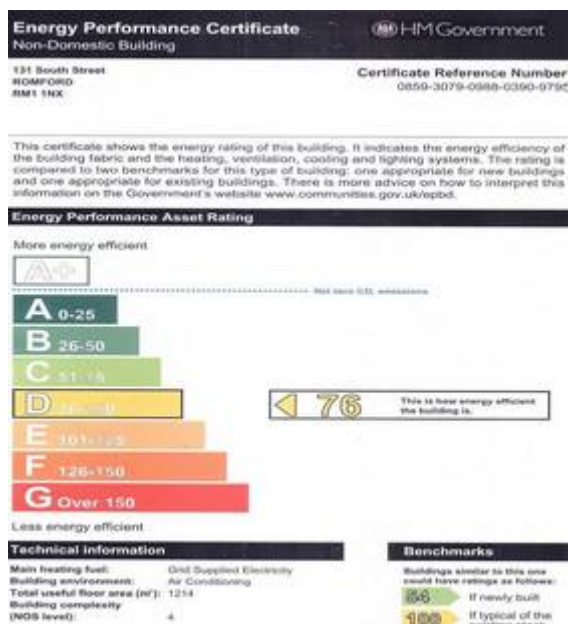
AbbeyRoss Property Consultants encourage all landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk

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ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) and Recommendation Report can be provided electronically free of charge. A summary of the EPC is attached to these particulars



VIEWING

By contacting the joint sole agents:

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 Victoria Promenade
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 Fax: 01604 626247
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 Romford
 Essex
 RM1 3HQ
 Tel: 01708 745 000
 Fax: 01708 745 002
 Email: johnwaller@hilberychaplin.co.uk

Contact: Brendan Bruder

Contact: John Waller

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Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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