PROPERTY PARTICULARS

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TO LET

RESTAURANT UNIT

1,351 SQ FT

NEXT TO PRIMARK

QUADRANT ARCADE, ROMFORD, ESSEX RM1 1NJ

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

EST — THE — 1935
QUADRANT
WELCOME TO
EST — THE — 1935
QUADRANT

Tilaw
NAILS
NAILS
NAILS

B'MOON

UNIT 24-25, QUADRANT ARCADE, ROMFORD, ESSEX RM1 1NJ

LOCATION

Located in the heart of Romford Town centre on South Street, one of Romford's busiest retail pitches, the Quardant Arcade is a beautiful Art Deco style shopping centre. Opened in 1935, the Quadrant is a much loved location for shoppers. The Arcade has a charming pre-War feel and is complete with original archirectural features including crittal windows, ceramic tiled floor and a large central rooflight. The Arcade can be accessed from South Street where neighbouiing occupiers include Primark , Foot Locker and River Island or Market Place, where the entrance to the Arcade is

	adjacent to Greggs, William Hill, Romford Market and Travelodge and opposite Lloyds and HSBC. Romford station is a 5 minute walk away (Elizabeth line and National Rail).
DESCRIPTION	Comprising a ground floor double unit (formerly trading as a Filipino restaurant) with extensive fully glazed frontage, large kitchen, cooking extraction, 3 phase power, air conditioning, ample storage and WC. Some retail and catering fixtures and fittings may remain.
AREA *(all measurements are approx.)*	1,351 sq. ft./125.51 sq m
AMENITIES	* Fitted restaurant unit * Desirable location * No premium * 7 day pitch * Large shopfront * New lease * 3 phase power * WC
LEASE	New lease available direct from the Freeholder.
EPC	Upon application
RENT	£23,000 per annum exclusive
BUSINESS RATES	£12,129 per annum
VAT	Vat is charged on outgoings.
VIEWING	Strictly by appointment through agents

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