

FOR SALE

Tuition Centre Investment

2,397 sq. ft. (223 m²)

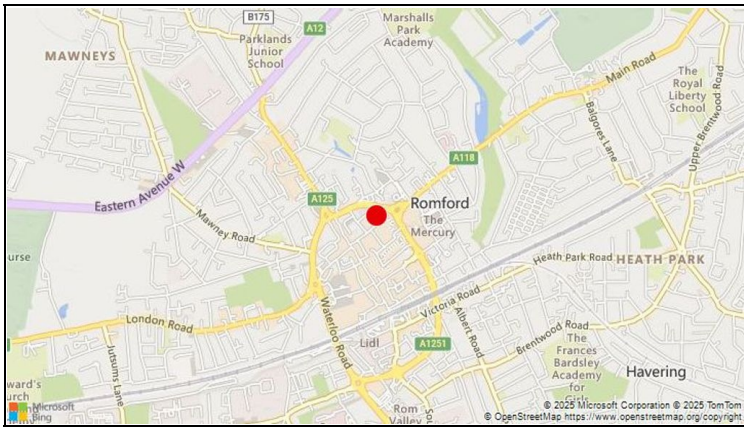
**UNIT 2A, FIRST FLOOR ROMFORD SHOPPING HALL,
Market Place, Romford, RM1 3AB**



- Town centre location
- Fully let investment
- Passing rent of £21,000 per annum exclusive
- Virtual Freehold

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

The property is situated at first floor level with Romford Shopping Hall in the Market Place of Romford Town Centre. Located next to the NHS Mawney Medical Clinic. Within Romford Town Centre there is a mix of national and local occupiers providing a range of services. The property is less than 0.5 miles to Romford train station which provides a regular service into London via the TFL Rail (Elizabeth) line.

DESCRIPTION

The property comprises a self-contained double unit with a glazed frontage and electric security shutters. It is currently undergoing refurbishment by the new Tenant, who is converting it into a tuition centre.

ACCOMMODATION

Total: **2,397 sq. ft. (223 m²)**

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a virtual freehold basis by way of a new 999 year lease. The property is currently let on an IRI lease with a break in March 2027, expiring in March 2045 with 5 yearly rent reviews, producing an income of £21,000 per annum exclusive.

PRICE

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information is available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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