

FOR SALE

Office Investment

1,063 sq. ft. (99 m²)

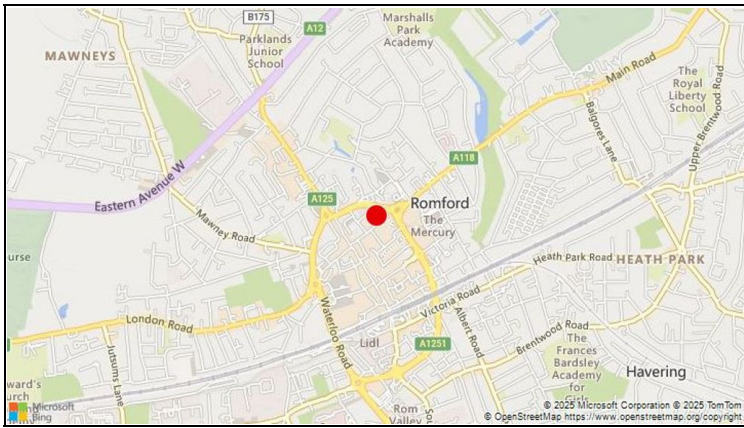
**UNIT 2B, FIRST FLOOR ROMFORD SHOPPING HALL,
Market Place, Romford, RM1 3AB**



- Town centre location
- Fully let investment
- Passing rent of £15,000 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 unit with access via an electric roller shutter door. Internally, it features an open plan reception area, with interview rooms along the south-eastern flank, with office accommodation and WC facilities located to the rear.

ACCOMMODATION

Total: 1,063 sq. ft. (99 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 an existing 999 year lease. The property is currently let on an IRI lease expiring in November 2027, producing an income of £15,000 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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