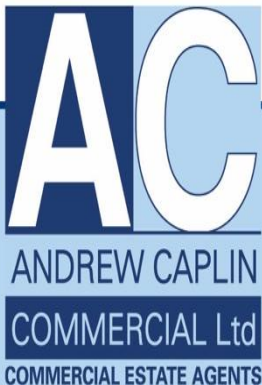


ROMFORD

**PROMINENT SHOP UNIT
APPROX 31sqm/334sq.ft
PLUS SMALL REAR STORE
TO LET**



**GROUND FLOOR RETAIL UNIT,
THE RUBICON, 21-23 NORTH STREET, ROMFORD, ESSEX RM1 1BH**



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

Location

The subject shop is located in a prominent visual Town Centre position within pedestrianised North Street surrounded by new commercial residential developments under construction.

Approx 600m from Romford British Rail Station/Elizabeth Line

Description

Ground Floor Retail Unit of approx 31sqm/334sq.ft with small rear store facility.

Rear Store – 5 sqm

Tenure

New FRI Lease for a term to be agreed with periodic upward only rent reviews.

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Commencing Rental

£15,000 pax plus Rates and Service Charge **No VAT**

Service Charge

Estimated at £3000 per annum

Business Rates

Via LBH – T: 01708 434343

Please make enquiries regarding Business Rates relief

Legal Costs

To be borne by the ingoing tenant

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

EPC

Attached

Floor Plan

Attached

SUMMARY

RENT: £15,000 pax plus Rates and Service Charge No VAT

SIZE : 32.69sqm/352sq.ft

VIEWING

Strictly by appointments via agent



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
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