

ROMFORD

TO LET

**PROMINENT CORNER RETAIL PREMISES
APPROX 73.535sqm/791sq.ft
LOCATED AT THE GATEWAY/ENTRANCE TO ROMFORD MARKET PLACE
AND ADJACENT TO 85 BED PREMIER INN**



17-19 MARKET PLACE, ROMFORD, ESSEX RM1 3AB



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



LOCATION

Prominently & conveniently located at the gateway/entrance to the popular Romford Market Place and adjacent to a 85 Bed Premier Inn in Romford Town Centre

DESCRIPTION

Prominent shop occupying a prime corner position benefitting from a large double frontage with the opportunity (S.T.P) for additional windows on the return frontage to generate even more visual sales areas.

Nestled amongst many popular High Street retailers including B&M stores, Sports Direct, Iceland, Savers etc

Formerly a successful hair salon, the premises stands in a privileged position within the gateway to the historic Romford Market Neighbouring not only the popular attractions of St. Edwards Church, which dates back to the 1850's, it is also nestled amongst some of the biggest and popular retail names including Sports Direct, B&M, Home Bargains and British Heart Foundation along with a large number of eateries resulting in a very busy footfall With an 85 room Premier Inn hotel opening on the opposite corner, this will increase the footfall even further.



The Market Place provides convenient parking for 160 cars right on the doorstep (on non-market days- Monday, Tuesday and Thursday) and a 260-space multi-storey car park is just a few steps away. Romford Station (CrossRail) and multiple bus routes are only a few minutes walk making this an incredibly convenient and easily accessible location

TENURE

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

COMMENCING RENTAL

£38,000 pax **NO VAT** plus Business Rates

LEGAL COSTS

To be paid by ingoing tenant

EPC

To follow



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.

VIEWING

Strictly by appointments via agent



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
info@ac-commercial.com www.andrewcaplincommercial.com

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