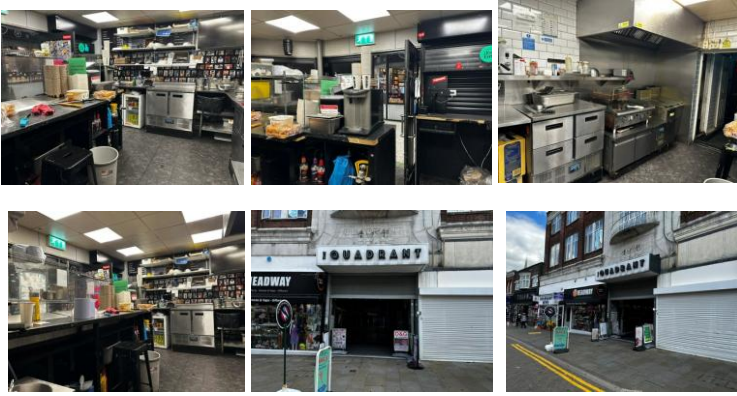


ROMFORD

**SMALL UNIQUE TAKE AWAY OPPORTUNITY/DARK KITCHEN
APPROX 23.68sqm/255sq.ft**



UNIT 29, QUADRANT ARCADE, ROMFORD, ESSEX RM1 3ED



Location

Forming part of a shopping and leisure Arcade in the heart of Romford town centre with access from both Market Place (home to Romford market) and South Street. Romford is one of London's key suburban commercial centres and lies 11 miles northeast of the City of London, 8 miles east of Stratford and 6 miles southwest of Brentwood.

Romford town centre has a number of big-name tenants including Marks & Spencer, Primark, H&M, TK Maxx and Sainsbury's. Tenants within the arcade building include Greggs, William Hill, Primark, Travelodge and Creams.

Romford railway station is 0.2 miles away providing a regular service to Stratford and London Liverpool Street on the Elizabeth line (Crossrail).

The area benefits from excellent road connectivity with the A127, A12, A406, M11 and M25 all within easy reach.

Romford town centre is well served by buses. Please note all times and distances given are approximate only.

Description

Small/Unique Take Away facility/Dark Kitchen with serving hatch

Approx 23.68sqm/255 sq.ft plus WC & Kitchen/Prep Area

Tenure

New Lease

Commencing Rental

£10,000 pax plus Vat, Service Charge & Building Insurance

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.

Business Rates

Please enquire to LBH T: 01708 434 343 for rates relief information

Service Charge

£1300 plus Vat per Quarter

Building Insurance

£100 per annum

Legal Costs

Each side to pay their own costs

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.

VIEWING

Strictly by appointments via agent



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www.andrewcaplincommercial.com

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