

TO LET

280 ROMFORD ROAD, LONDON, E7 9HA

1,354 sq ft (up to 125.79 sq m)



- Large Retail Space
- Roller Shutters
- Busy Parade on Major Through Road
- Staff Kitchen and WC

Chartered Surveyors
& Commercial Property
Consultants

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Summary

Large retail unit within busy local parade

Location

The property is situated on the south side of Romford Road (A118), close to its junction with Woodgrange Road (A114). There is a cluster of shops and offices around this junction, featuring a range of local and multiple traders. Occupiers within close proximity of the subject premises include Barclays Bank, Superdrug, Sainsburys, Tesco, Iceland and 99p Stores. Romford Road is a very busy thoroughfare connecting Stratford in the west to Ilford in the east and the road is serviced by numerous bus routes. Forest Gate will also have access onto the Crossrail line which provides links into central London within 20 minutes.



Availability

Floor / Unit	Description	Size	Availability
G	Ground floor retail	1,298 sq ft	Available
G	Kitchen	56 sq ft	Available

Description

The premises totals over 1,200 sq ft of retail and ancillary space with a tiled floor and suspended ceiling throughout. To the rear of the unit is a small kitchen as well as male and female WC's. The property has part strip lighting and part spot lighting and has a metal security shutter on the front facade. To the front of the unit there is a small forecourt for additional display space or parking.

Lease

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

The incoming tenant is to contribute towards the landlords legal fees expected to be in excess of £1,250 +VAT. Final costs to be confirmed. Tenant will be required to give an undertaking towards abortive legal costs should they withdraw from the transaction.

Rent

£20,000 per annum exclusive

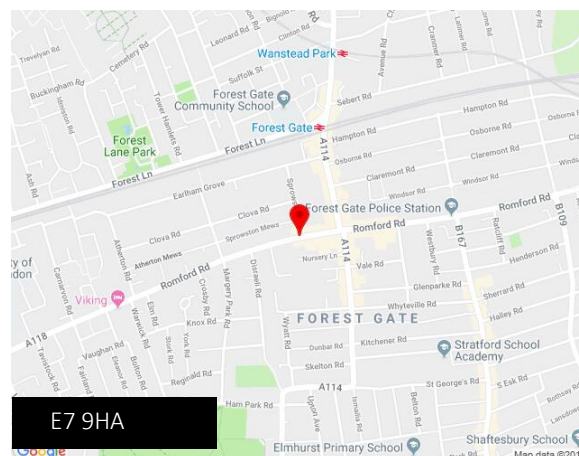
Business Rates

Rates Payable: £7,487.75 per annum
(based upon Rateable Value: £15,250 and UBR: 49.1p)

We recommend any incoming tenant make their own enquiries with the local authority for further information.

Energy Performance Rating

Available on request



Contacts & Enquiries

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