

64

South Street
ROMFORD

NEW BUILD RETAIL UNITS AVAILABLE FOR IMMEDIATE OCCUPATION

183 SQ.M / 1969 SQ.FT. 189 SQ.M / 2034 SQ.FT. 382 SQ.M / 4111 SQ.FT. 688 SQ.M / 7405 SQ.FT.

SITE FRONTAGE 13.41M / 44FT.

A1/A2/A3 PLANNING APPROVED OR D1/D2/B1 USES SUBJECT TO PLANNING TO LET

CONTACT ANDREW CAPLIN TEL: 01708 731200

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**3 new build retail units
in central Romford
Size requirements
invited from A1/A2/A3
uses or D1/D2/B1
subject to planning**

Location

Located in prime pedestrianised South Street Romford adjacent to Superdrug and SAMS 99p Stores and close to Santander, M&S, Costa Coffee, Coffee Republic, Toni & Guy. Also close to both The Liberty and The Brewery shopping centre.

Tenure

3 new build prime retail units available on new FRI Lease / Leases with periodic upward only rent reviews. Rents on application.

Business Rates

Via Local Authority, London Borough of Havering
Telephone 01708 434343.

Legal Costs

Both parties legal costs to paid by ingoing tenant.
Viewing and further information strictly via letting agents.

Energy Performance Certificate

See page 4 of this document.

Goad Plan

Street traders plan. See page 3 of this document.

- **NEW BUILD RETAIL UNITS**
- **IMMEDIATE OCCUPATION**
- **SIZE REQUIREMENTS INVITED FROM A1/A2/A3
USES OR D1/D2/B1 SUBJECT TO PLANNING**
- **UNIT SIZES FROM 183 SQ.M / 1969 SQ.FT. UP TO
688 SQ.M / 7405 SQ.FT.**
- **CONTACT ANDREW CAPLIN. TEL: 01708 731200**



Contact:

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Contact:

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50 metres

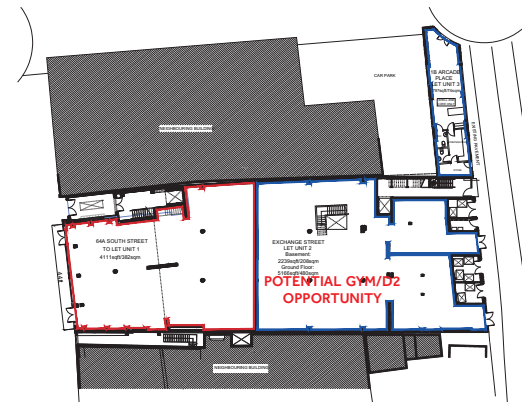
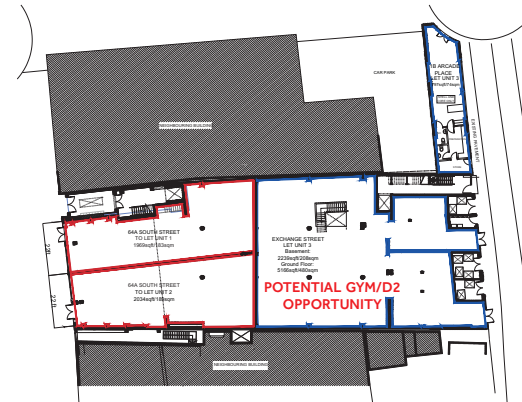


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Experian Goad Plan Created: 14/09/2016
Created By: Andrew Caplin Commercial Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Floorplans - indicative possibilities



Elevation



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Energy Performance Certificate Non-Domestic Building



Retail & Cafe Space
64 South Street
Romford
RM1 1RB

Certificate Reference Number:
9302-3074-0764-0400-5191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

25

This is how energy efficient the building is.

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Mixed-mode with Mechanical Ventilation
Total useful floor area (m ²):	1123
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	40.33

Benchmarks

Buildings similar to this one could have ratings as follows:

31	If newly built
91	If typical of the existing stock