

TO LET

Prominent Shop/A2 Use
(former RBS Branch)
Totalling 269.1sqm/2,897sq.ft approx.

**Suitable also for A1 Retail or
Subject to Planning other Uses**

Plus 5 Rear Car Parking Spaces

3-5 Western Road

Romford, Essex RM1 3JL



Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com

LOCATION

The subject property occupies a prominent and convenient trading position in Western Road, very close to one of the principal entrances to the Liberty Shopping Centre in Romford Town Centre.

The Shop lies adjacent to Poppins Café and is close to Costa Coffee/Tesco Express, Santander and many other national traders.

DESCRIPTION

Former RBS banking branch arranged on Ground and 1st Floors benefitting from Class A2 Office Use although suitable for A1 Retail or A3/A5 subject to planning consent.

The property provides the following approximate

Ground Floor	177.96sq.m/1,916sq.ft
1 st Floor	<u>91.14sq.m/981sq.ft</u>
Totals	269.1sq.m/2,897sq.ft approx.

NOTE

Areas have been provided by the landlord and are subject to site verification as currently the existing RBS lease does not expire until January 2019.

- Plus 5 rear car parking spaces

FEATURES

- Prominent Town Centre profile position
- Class A2 use or A1 retail or alternative uses, subject to planning
- Close to one of the principle pedestrian entrances to The Liberty Shopping Centre
- Crossrail coming to Romford.
- **Also suitable for A1 Retail Use or subject to planning other Uses**

TENURE

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

COMMENCING RENTAL

£69,500 pax plus Business Rates NO VAT, plus service charge.

LEGAL COSTS

Both parties legal costs to be paid by the ingoing tenant.

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.

EPC

To follow

Viewing

Strictly by appointment via sole agents



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