

TO LET

SHOP PREMISES IN TOWN CENTRE LOCATION

52 NORTH STREET, ROMFORD RM1 1BH

TOTAL NET INTERNAL AREA 620 FT² (57.6 M²)



52 NORTH STREET

ROMFORD, RM1 1BH



The property occupies a Town Centre location in the heart of Romford and within the pedestrianised section of North Street.

The shop is near to its junction with St Edward's Way and adjoining a number of new build residential development schemes under construction nearby.

The former Decathlon site which is opposite will shortly start construction and comprise circa 300 new homes together with a hotel and various leisure and retail opportunities.

The unit is within close proximity to the popular shopping destination that is Market Place leading to South Street and both The Liberty and The Brewery Shopping centre.

Romford Station (mainline services to Liverpool Street via Stratford) is within easy walking distance.

Description:

Shop premises arranged as predominantly open plan accommodation with store area to the rear together with separate WC areas. Rear access is approached via a servicing area for loading/unloading.

Accommodation:

| | ft ² | m ² |
|--------------------------------|-----------------|----------------|
| Net Frontage | 15'7" | |
| Build Depth | 47'9" | |
| Total Net Internal Area | 620 | 58 |

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

Rent:

£18,000 per annum exclusive.

Business rates:

London Borough of Havering

We understand that the current rateable value of the 'Shop & Premises' is £10,250.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

EPC:

E-108

Legal Costs:

Each party to bear their own legal costs in this transaction.

Viewing:

Strictly by appointment with joint sole agents

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