

64

South Street
ROMFORD



3 new build retail units suitable for A1/A2/A3 uses.

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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.

Floor Areas

Approximate floor areas as per architects plans are as follows.

Unit One

Ground Floor 450 sq.m / 4,844 sq.ft.

Basement 95 sq.m / 1,023 sq.ft.L

TOTAL: 545 sq.m / 5,867 sq.ft

Unit Two

Ground Floor 393 sq.m / 4,230 sq.ft.

Basement 107 sq.m / 1,152 sq.ft.

TOTAL: 500 sq.m / 5,382 sq.ft

Unit Three 62 sq.m / 667 sq.ft.

TOTALS 1107 sq.m / 11,916 sq.ft



Contact:

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New central
Romford retail
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Contact:

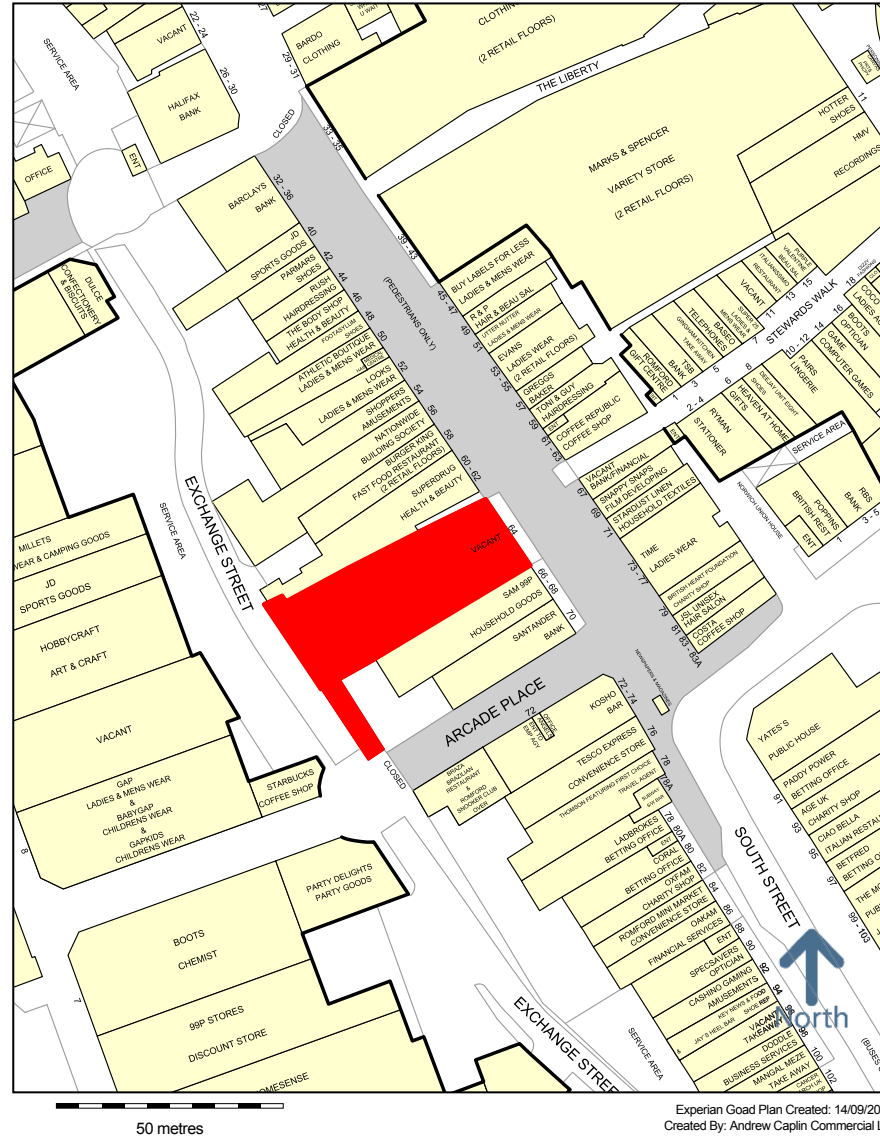
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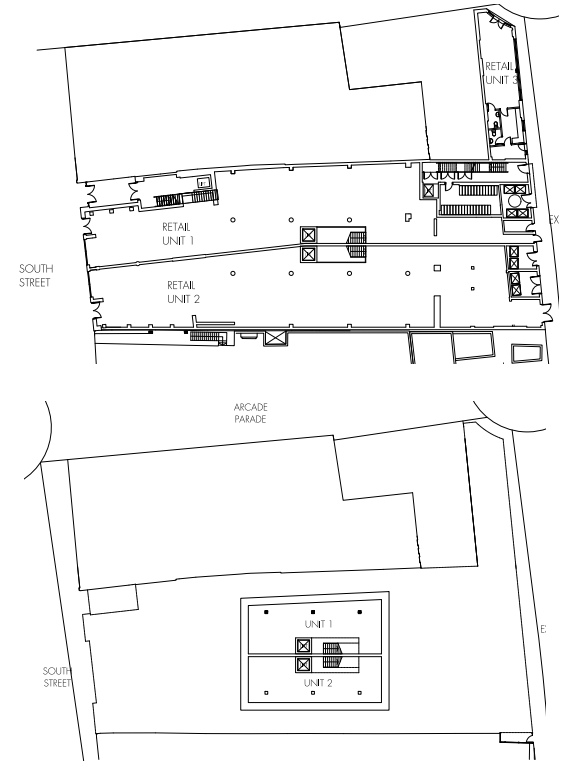


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Experian Goad Plan Created: 14/09/2016
Created By: Andrew Caplin Commercial Ltd

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Floorplans



Elevation



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Energy Performance Certificate

Non-Domestic Building

HM Government

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 (m²): 1123
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 40.33

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

91 If typical of the existing stock