

# TO LET - SHOP/OFFICE/RESTAURANT WITH ALLOCATED CAR PARKING

123 BELGRAVE AVENUE, ROMFORD, ESSEX, RM2 6PS  
668 SQ.FT ( 62.06 M<sup>2</sup> )



## Key Features

- 3-phased power (untested)
- Rear yard
- Allocated parking
- Rates exempt (subject to status)

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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## Location

The property is situated in the affluent Gidea Park area of Romford. It benefits from immediate access to the A127 Southend Arterial Road, providing direct routes to the M25 and Central London. Gidea Park station is located within 1 mile offering direct services to Central London. Romford Town Centre is approximately 2 miles to the south-west, offering a wider range of retail and leisure facilities.

## Accommodation

Comprising refurbished commercial premises at ground floor level configured as sales area, office/storage accommodation, WC and rear yard for parking and /loading/unloading. Approximate Net Internal Areas (NIA) are as follows:

Sales area	552 sq.ft ( 51.28 m <sup>2</sup> )
Office/Storage	116 sq.ft ( 10.78 m <sup>2</sup> )
<b>Total</b>	<b>668 sq.ft ( 62.06 m<sup>2</sup> )</b>

## Lease Terms

New lease to be agreed. There is also a 1-bedroom flat above that is available by separate negotiation.

## Rent

£20,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£6,800
UBR 25/26	49.9p
Rates Payable	£3,393
Interested parties are advised to verify these figures and check whether they qualify for full rates exemption with London Borough of Havering.	

## Energy Performance Asset Rating



70

This is how energy efficient this building is

## Legal Costs

Each party to bear their own legal fees.



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