

## Retail Warehouse

ROMFORD

Rom Valley Way

Available Immediately

### Location

The premises occupy a prime trading location fronting Rom Valley Way (A125) dual carriageway adjacent to Homebase. Multiple occupiers in the nearby vicinity include Pets at Home, Carpet Right, Pizza Hut and B&M Bargains.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground and mezzanine floors comprising the following approximate gross internal floor areas-

Ground Floor	8,488 sq ft	785.5 sq m
Mezzanine	3,438 sq ft	319.4 sq m

### Lease

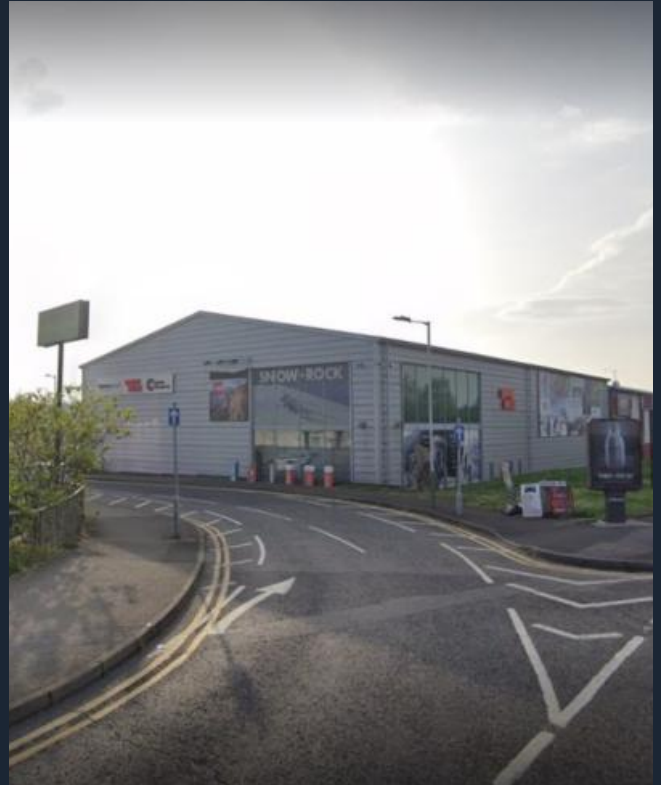
A new Full Repairing and Insuring Lease to be contracted outside the Security of Tenure Provisions of the 1954 Act for a term certain until June 2023.

### Rent

Upon Application

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£178,000
UBR (2020/2021)	£0.512
Rates Payable	£91,136

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

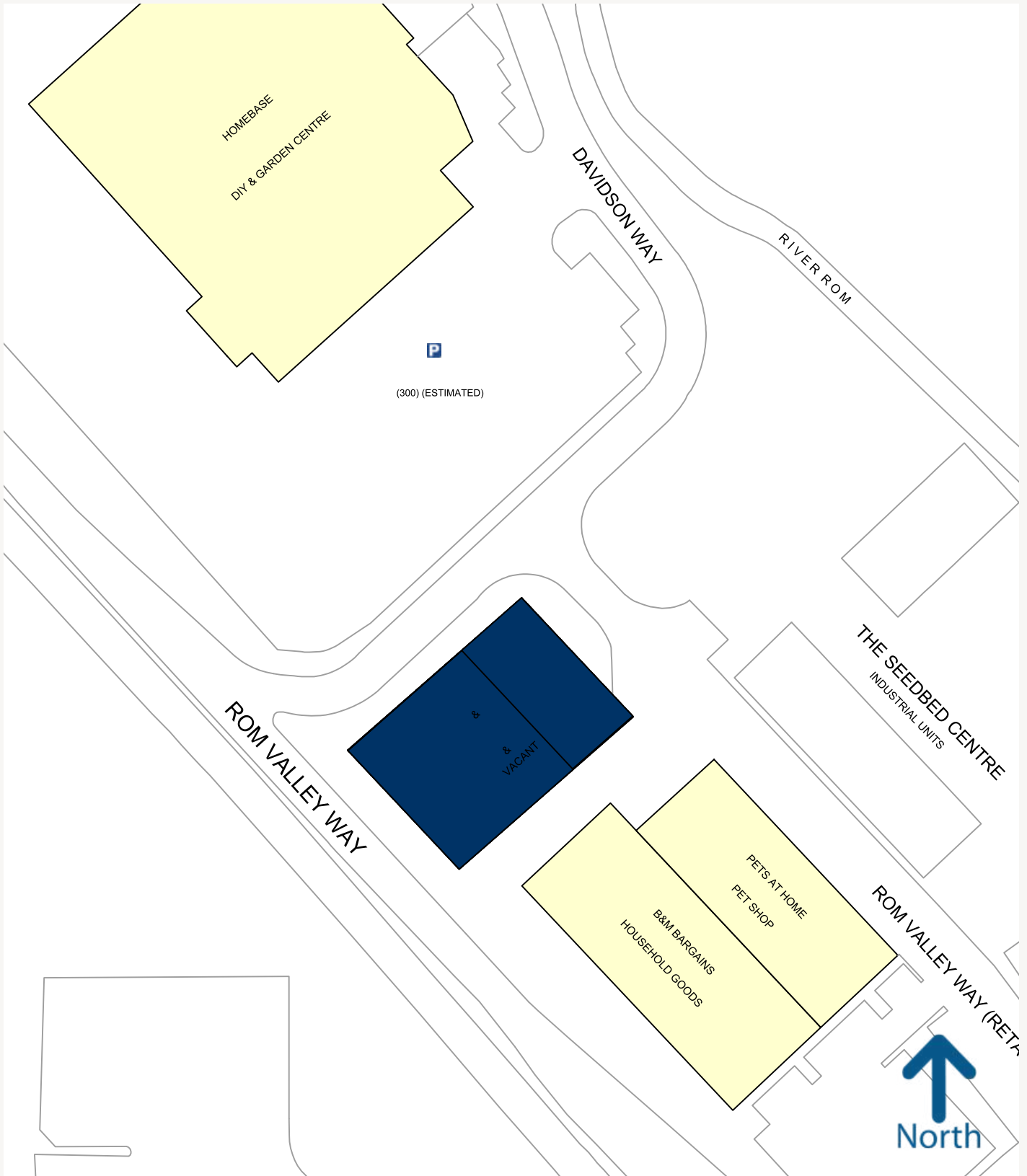
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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# Prime<sup>+</sup> Retail

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.