

Prime⁺ Retail

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

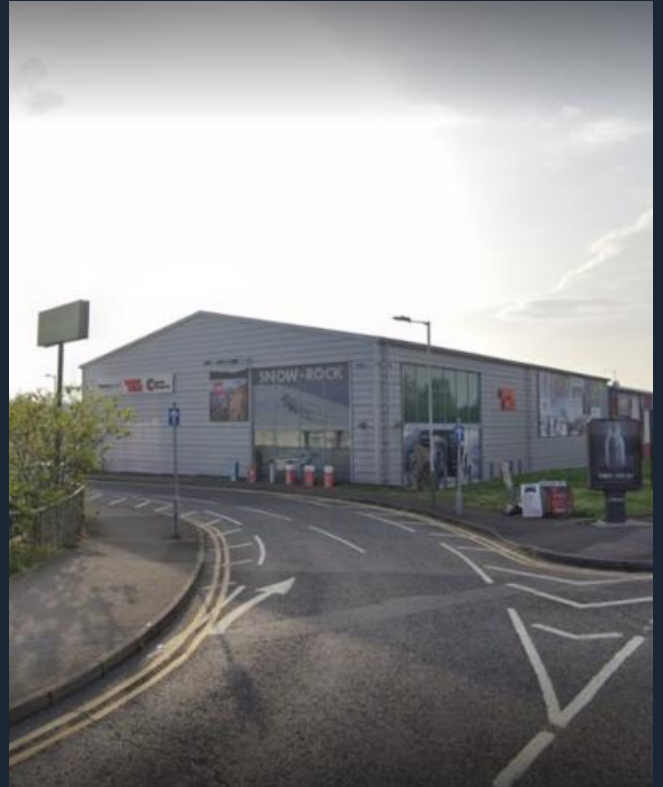
A new Full Repairing and Insuring Lease to be contracted outside the Security of Tenure Provisions of the 1954 Act for a term certain until June 2023.

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

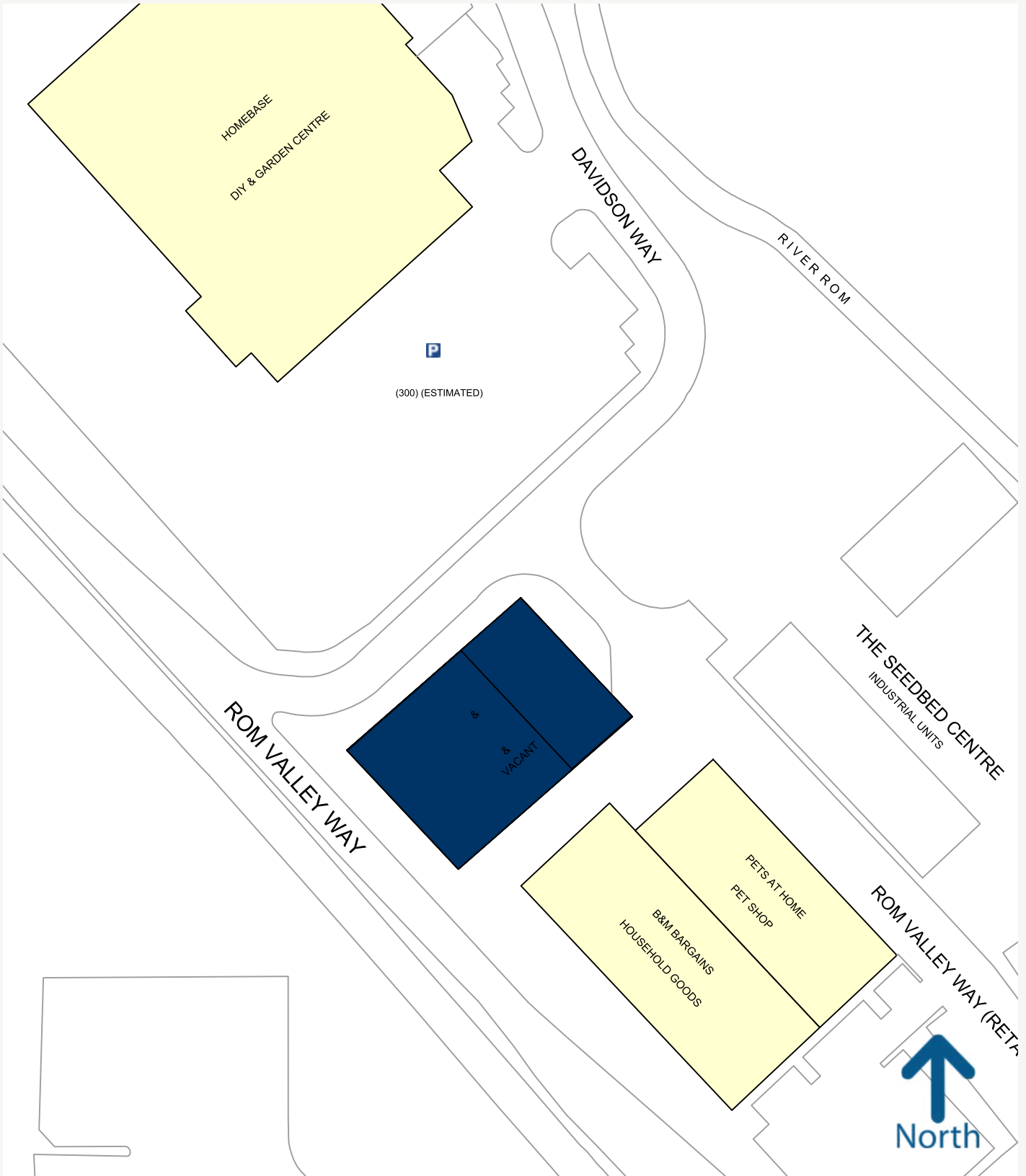
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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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.