

ROMFORD

TO LET

PRIME SHOP PREMISES APPROX 982sq.ft



49 SOUTH STREET, ROMFORD, ESSEX RM1 1NL

Location

The subject shop occupies a Prime Trading location in the busy and popular pedestrianised section of South Street amongst numerous national prime retailers including M&S, KFC, Barclays Bank, Greggs & Nationwide Bank.

Description

Prime shop premises extending to 982sq.ft approx suitable for a variety of trades.

Tenure

New FRI lease for a term to be agreed with periodic upward only rent reviews.

Commencing Rental

£50,000 pax plus Vat and Business Rates

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Premium

£25,000 subject to contract.

Legal Costs

Each party to pay their own Legal Costs with the ingoing Tenants Solicitor to provide an abortive landlords legal costs undertaking should they withdraw after Solicitors have been instructed.

EPC

Attached

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT