

# 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.**

## 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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