

A1 USE – DOUBLE SHOP LEASE TO ASSIGN/SUB LET



NORTH STREET, ROMFORD, ESSEX RM1 1085 SQ FT (100.89 SQ M)

Location: Situated on North Street virtually opposite Matalan and close to Como Street. North Street (A125) intersects with the A12 Eastern Avenue at one end and A118 St Edwards Way (part of the Romford Town Centre Ring Road) at the other end. The nearest station is Romford Network Rail Station.

Description: Comprising two shops which have been knocked through to create one large space and currently arranged as 6 rooms plus WC. To the front of the premises there is parking on a forecourt for up to 3 vehicles (approximately).

We are offering the premises by way of either an assignment of the current Lease for the whole, or by way of a sub-letting. It may be possible (subject to negotiation and consent) to offer one of the two shop units individually. Please contact us if this is of interest.

Areas:

Shop depth	8.81 m	} 95.32 sq m
Shop width	10.82 m	
Mezzanine area	5.57 sq m	
Total area	100.89 sq m (1085 sq ft)	

Lease: Held on a 10 year Full Repairing and Insuring Lease expiring in July 2019 at £20,000 pa. There is a tenant option to break in July 2014 and a rent review at the same time.

*Note: Any sub-letting would be outside the protection of the Landlord and Tenant Act.

Business Rates: Borough of Havering – Rateable Value £12,750. Rates payable for 2011/12 are approximately £5,278 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **Strictly by Appointment only via Sole Agents
Claridges Commercial – 0845 205 0007**

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.