

VDBM

Chartered Surveyors

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216/218 MAIN ROAD ROMFORD, RM2 5HA



- **DOUBLE SHOP TO LET**
- **PROMINENT LOCATION**
- **AVAILABLE SHORTLY**
- **FORECOURT PARKING**
- **RENT £32,500 PAX**

LOCATION

The property is situated in a prominent location on the busy A118 mid-way between Romford Town Centre and the A12.

DESCRIPTION

The property comprises a single storey shop property with storage plus two first floor offices and forecourt parking

ACCOMMODATION

Shop	1,550 sq ft
Kitchen	100 sq ft
Conservatory	111 sq ft
First Floor	<u>300 sq ft</u>
Offices	
Total	2,061sq ft

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£32,500 per annum exclusive.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £29,500

Under the recently announced budget provisions we understand no business rates will be payable for the year commencing 01/04/2020.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (75) .

VIEWING

Strictly by appointment through VDBM on 01923 845222

A declaration is made under the Estate Agents Act that one of the Directors of VDBM is also a Director of the landlord company.