

## TO LET - RETAIL UNIT

398 ROMFORD ROAD, LONDON, E7 8DF  
211 SQ.FT - 750 SQ.FT ( 19.60 M<sup>2</sup> - 69.68 M<sup>2</sup> )



### Key Features

- Rates Exempt
- Electric Roller Shutters

### Viewing

Strictly by prior appointment with Taylor Freeman Kataria.

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### Location

The property is situated along a small parade of shops fronting Romford Road, close to its junction with Green Street (B167). Forest Gate Station is within close proximity to the subject property and can be reached in approximately 10 minutes by foot via Woodgrange Road. From here frequent journeys are serviced directly to Ilford, Stratford and Liverpool Street. Woodgrange Park Station is also around 10 minutes walk to the East along Romford Road. The property is well served with several bus routes and on-street parking is available immediately outside the subject premises.

### Accommodation

Ground floor retail unit with WC. Approximate areas advised are as follows;

Retail	211 sq.ft ( 19.60 m <sup>2</sup> )
Storage	274 sq.ft ( 25.46 m <sup>2</sup> )
Basement	289 sq.ft ( 26.85 m <sup>2</sup> )
Total	750 sq.ft ( 69.68 m <sup>2</sup> )

### Lease Terms

The premises is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

### Rent

£20,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	to be re-assessed
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### VAT

Value Added Tax is not applicable in respect of this transaction.

### Service Charge

A service charge is not applicable in respect of this property.

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal costs.