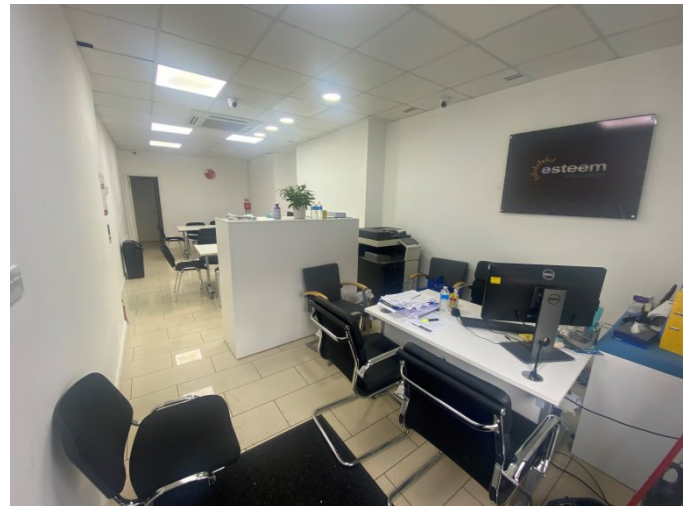


SHOP/OFFICE TO LET

370 E1 ROMFORD ROAD, LONDON, E7 8BS

447 SQ.FT (41.53 M²)



Key Features

- Suspended Ceiling
- LED Lighting
- Refurbished
- Electric Roller Shutters

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

Contact:

Rajiv Kataria

Rajiv@cliffords-estates.co.uk

Priya Parmar

pparmar@cliffords-estates.co.uk

Location

The property is situated within 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

A commercial premises with a retail presence to let benefitting from suspended ceilings, LED lighting and tiling throughout. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area (NIA) basis:

Total	447 sq.ft (41.53 m ²)
-------	------------------------------------

Lease Terms

The premises is offered by way of a new full repairing and insuring lease for a term of 5 years to be excluded from the provisions of the Landlord and Tenant Act 1954 governing security of tenure.

Rent

£15,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	To be assessed
----------------	----------------

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

D	79	This is how energy efficient this building is
---	----	---

Legal Costs

The incoming Tenant to bear the cost of the Landlord's reasonable legal fees.



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk

