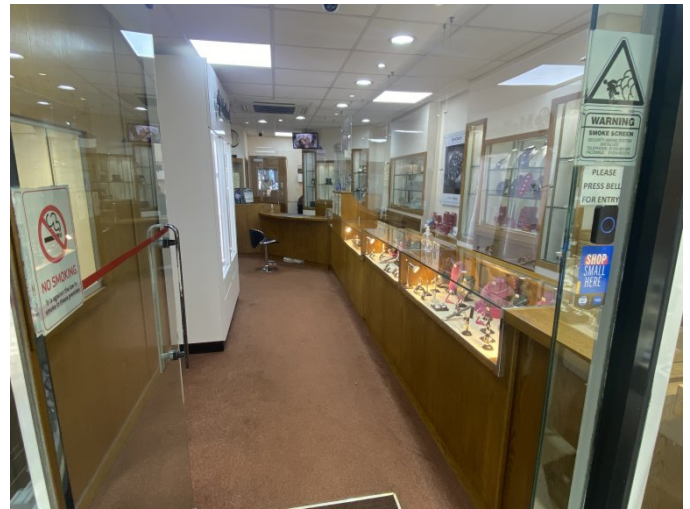


TO LET - PRIME COMMERCIAL PREMISES OVER GROUND AND FIRST FLOOR LEVELS

18 SOUTH STREET, ROMFORD, ESSEX, RM1 1RA
1,329 SQ.FT (123.47 M²)



Key Features

- Prime spot outside Liberty Shopping Centre
- Rear access
- High Street Location
- Excellent Transport Links

Viewing

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

Contact:

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Ilford, Essex
IG1 1LQ

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Location

The premises is situated on the pedestrianised section of South Street, just outside the entrance to the Liberty Shopping Centre and towards its junction with both Market Place and High Street. Notable occupiers nearby include Cake Box, Creams, Halifax, Natwest, Primark and Marks & Spencer.

Accommodation

'E' class commercial premises at ground floor level with staff facilities and ancillary storage/office accommodation to first floor. The upper parts are accessible via an internal staircase within the demise and externally to the rear of the building, the latter of which also serves as a rear entrance into the unit. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Ground Floor Sales Area	651 sq.ft (60.48 m ²)
Ground Floor Ancillary	190 sq.ft (17.65 m ²)
First Floor	488 sq.ft (45.34 m ²)
Total	1,329 sq.ft (123.47 m ²)

Lease Terms

The premises is offered by way of a new Full Repairing and Insuring (FRI) lease for a term by arrangement subject to periodic, upward only rent reviews.

Rent

£38,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Rates

Rateable Value	£37,500
UBR 2022/2023	49.9p
Rates Payable	£18,712.50
Interested parties are advised to verify these figures and check whether they qualify for small business rates relief or full exemption with the London Borough of Havering on 01708 433 996.	

VAT

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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

Service Charge

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.