

TO LET - A1/A2 DOUBLE FRONTED RETAIL UNIT

388-390 ROMFORD ROAD, LONDON, E7 8BS

1,834 SQ.FT (170.38 M²)



Key Features

- Large double frontage appx. 8.5m
- Corner Property
- Rear Loading

Viewing

Strictly by prior appointment with Taylor Freeman Kataria. Contact:

Mukund Kataria
Mkataria@cliffords-estates.co.uk

Rajiv Kataria

Rajiv@cliffords-estates.co.uk



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



RICS

the mark of
property
professionalism
worldwide

Location

The property is situated at the end of 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 double-fronted retail unit with storage, kitchen, WC's and rear loading area. We are advised that the premises is arranged over the following floor areas:

| | |
|----------------|---------------------------------------|
| Gross Frontage | 28' 2" (8.59 m) |
| Sales Area | 1,259 sq.ft (116.96 m ²) |
| Kitchen | 64 sq.ft (5.95 m ²) |
| Basement | 511 sq.ft (47.47 m ²) |
| Total | 1,834 sq.ft (170.38 m ²) |

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

| | |
|--|---------|
| Rateable Value | £24,000 |
| UBR 2018/2019 | 47.9p |
| Rates Payable | £11,496 |
| Interested parties are advised to verify these figures with London Borough of Newham Council on 020 8430 3250. | |

VAT

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

Service Charge

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

Energy Performance Asset Rating

| | | |
|---|----|---|
| D | 89 | This is how energy efficient this building is |
|---|----|---|

Legal Costs

Each party to bear their own legal costs however the incoming tenant is to absorb the landlord's legal fees should they withdraw from the transaction.

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.