

ROMFORD

TO LET

PROMINENT SHOP & BASEMENT
GROUND FLOOR – 122.54m²/1,319sq.ft
BASEMENT – 89.19m²/960sq.ft
TOTALS – 212m²/2,279 sq.ft APPROX
FRONTAGE TO MARKET PLACE – 5.7m/18ft 9ins
RETURN FRONTAGE TO QUADRANT ARCADE – 23m/75ft 6ins



2 QUADRANT ARCADE, MARKET PLACE, ROMFORD, ESSEX RM1 3EQ



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

The subject shop is located in an extremely prominent corner trading location fronting The Market Place at its junction with Quadrant Arcade.

Greggs The Bakers is located at the other Quadrant Arcade/Market Place frontage and nearby multiples include William Hill, Savers, Sports Direct and Flannels

DESCRIPTION

Prominent shop providing the following approximate dimensions and areas:-

Frontage to Market Place

- 5.7m/18ft 9ins

Return Frontage to Quadrant Arcade/

Total Shop Depth

- 23m/75ft 6ins

Ground Floor Area

- 1319sq.ft

Basement

- 960sq.ft

Totals

- **212m²/2,279sq.ft APPROX**

TENURE

New lease to be agreed

COMMENCING RENTAL

£35,000 pax plus Vat, Rates & Service Charge

LEGAL COSTS

To be paid by ingoing tenant

EPC

To follow

GOAD PLAN

See attached

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent



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