

ROMFORD

8-16 High Street

LARGE STORE TO LET

*INCENTIVES AVAILABLE



LOCATION

The subject unit is located in a prominent position on the High Street, adjacent to **QD Stores** and in close proximity to **The Liberty Shopping Centre, The Brewery Centre** and **Market Square**. Surrounding retailers include **Maplin Electronics, Argos Extra, TJ Hughes** and **Debenhams**. A street traders plan is on the reverse of these particulars highlighting the subject property.

DESCRIPTION

The premises are arranged over ground, first and second floors providing the following approximate dimensions and areas:

Gross Frontage	18.09 m	59 ft 03 in
Net Frontage	15.46 m	50 ft 07 in
TOTAL GIA	3239.62 sq m	34,868 sq ft

TENURE

The property is to be made available on a new full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

RENT

We have been requested to seek rental offers of **£220,000 pax.**

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £171,000 and the Rates payable are £82,935. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

Howard Quigley

Tel: 020 7182 2657

Email: howard.quigley@cbre.com

Ben Chislett

Tel: 020 7182 2836

Email: ben.chislett@cbre.com

Or via our joint agent:

Ian Rusbridge of Stephen Smart & Co

Tel: 020 7569 9903

Email: idr@stephensmart.co.uk

www.ps2-digital.co.uk

