

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**TO LET**

**SELF CONTAINED GROUND FLOOR  
WITH REAR CAR PARKING**

**175 EASTERN AVENUE EAST  
RISE PARK PARADE  
ROMFORD  
RM1 4NT**

**800 sq.ft. (74.4 sq.m.)**

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

## Location

The building occupies a prominent mid-terrace position within a secondary retail parade overlooking the A12 Eastern Avenue junction with Pettits Lane not far from Romford Town Centre.



## Accommodation

Available accommodation comprises of a ground floor lock up shop currently used as offices.

The premises remain essentially as open plan although the current Tenant has created 2x private rooms by way of demountable partitioning. Overall condition is good and the unit has an approximate floor area of 800 sq.ft. (74.4 sq.m.)

Floor areas taken from VO website. Interested parties are encouraged to make their own enquiries in this regard.

## Amenities:

- \* Full height glazed shopfront
- \* Kitchenette
- \* Air conditioning (not tested)
- \* Disabled WC
- \* Rear car parking for 2x vehicles
- \* Electric roller shutter
- \* Good decorative order
- \* Immediately available
- \* Suspended ceiling



## Terms

### Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

### Rent

£15,500 per annum exclusive. Rent to be paid on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Business rates

Payable by the Tenant.

### Service charge

To be advised.

### EPC

An EPC will be available shortly.

### Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and/or individuals before accepting an offer for any property.

### Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### Viewing

**Strictly** by arrangement via Freeholders sole agents: