

Retail Unit For Sale/Let

PROMINENT RETAIL UNIT FRONTING RING ROAD

1,275 sq.ft (118.4 sq.m)

**2 MARKET LINK
ROMFORD
ESSEX
RM1 1XJ**

Location

The property is situated at the junction of Market Link with St Edward's Way, a short distance from Romford town centre.

Accommodation

A new build retail unit in developer's shell condition arranged on ground floor only.

The premises afford the following approximate areas and dimensions:

Maximum Internal Width:	36'5"
Maximum Depth:	37'9"
Gross Internal Area:	1,275sq.ft (118.4sq.m)

Terms

The premises are offered on a new full repairing and insuring lease, at a rental of £20,000 per annum exclusive of rates, service charge and VAT (if applicable).

Alternatively the property is available for sale on a long lease at a price of £250,000 plus VAT (if applicable).

Business Rates

Interested parties should verify the rates payable by contacting the Business Rates Department of the London Borough of Havering on 0845 650 0845



Possession

Vacant possession on completion

Legal Costs

Each party to bear their own legal costs

Viewing

By appointment with joint agents:

Stuart Rider
Jaggard Baker
Tel: 01494 689617
Email: sr@jagbak.co.uk

Mark Burton
Hilbery Chaplin 01708 745 000
Email: markburton@hilberychaplin.co.uk

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.