

# Shop - Romford, RM1

TO LET

21-22 Quadrant Arcade,  
Romford, Essex, RM1 3ED

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Prime ground-floor commercial unit within a busy arcade in Romford town centre
- Approximately 868 square feet (81 square metres) over ground floor plus first floor ancillary
- Suitable for a range of uses
- Available with a new lease
- EPC Rating - D

## Location

Forming part of a shopping and leisure arcade in the heart of Romford town centre with access from both Market Place (home to Romford market) and South Street. Romford is one of London's key suburban commercial centres and lies 11 miles northeast of the City of London, 8 miles east of Stratford and 6 miles southwest of Brentwood. Romford town centre has a number of big-name tenants including Marks & Spencer, Primark, H&M, TK Maxx and Sainsbury's. Tenants within the arcade building include Greggs, William Hill, Primark, Travelodge and Creams.

Romford railway station is 0.2 miles away providing a regular service to Stratford and London Liverpool Street on the Elizabeth line (Crossrail). The area benefits from excellent road connectivity with the A127, A12, A406, M11 and M25 all within easy reach. Romford town centre is well served by buses.

Please note all times and distances given are approximate only.

## Description

A ground-floor commercial unit which forms part of a shopping and leisure arcade that was most recently occupied by a charity shop. The property measures as follows;

Ground Floor = 868 square feet (81 square metres)

First Floor = 329 square feet (31 square metres)

Total = 1,197 square feet (112 square metres)

The unit benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining the appropriate consents.

Please note that the sizes given have been provided by the landlord and are approximate only. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

2017 Ratable Value: £23,250

UBR (2022/23): 49.9p/£

Rates Payable: £11,601.75

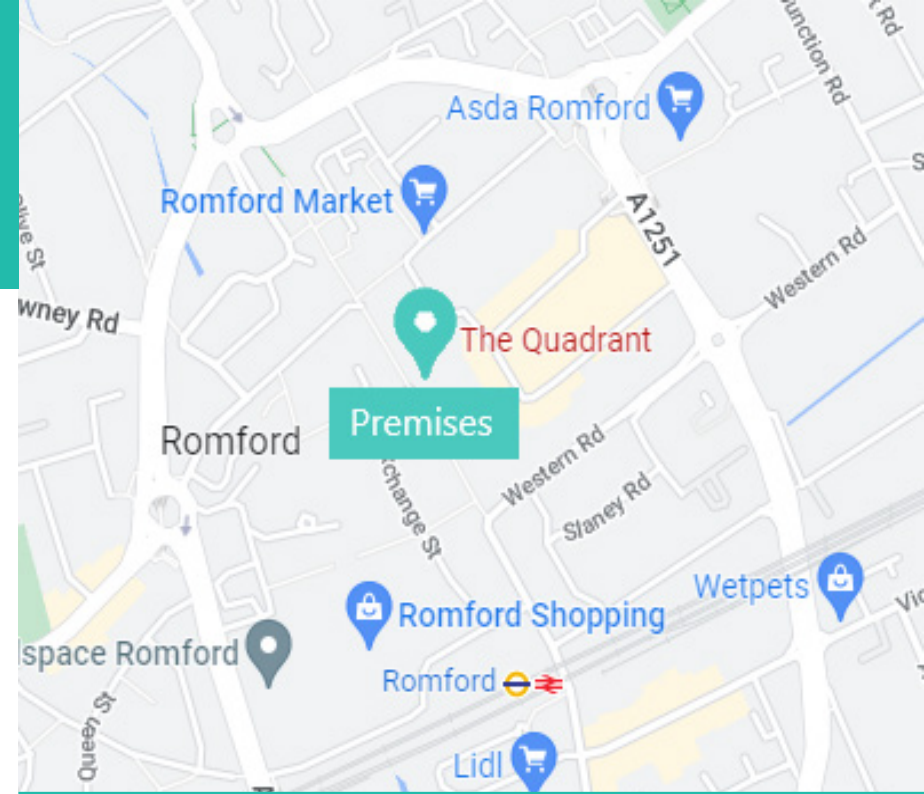
These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Havering business rates department.

## Terms

The property is available with a new FRI lease at £20,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

## Service Charge

We have been informed that the forecast service charge for 2022 is £1,856 per annum.



Rent:

£20,000 per annum

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