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H.C. BLAKE
ESTABLISHED OVER 70 YEARS
HORNCHURCH & CO
COMMERCIAL AND BUSINESS TRANSFER

TO LET
OFFICE/SHOP with PARKING
Approx. 440 square feet (40.8m²)



108 NORTH STREET, ROMFORD, ESSEX, RM1 1DL

DESCRIPTION & LOCATION

Excellent premises situated in a prominent corner location on North Street and being a short distance from Romford Town Centre. The premises also have the benefit of two parking spaces and air conditioning to the main office and are suitable for use as offices or as a small shop. For the last six years they have been occupied by accountants but previously were in use for many years as an optician's practice and the rooms are listed as surgeries in the Valuation Office's listing, although the unit could be utilised for a variety of businesses.

ACCOMMODATION briefly comprises:

- ❖ MAIN OFFICE – 300 sq.ft. (27.9m²) Air Conditioning/Heating Unit
- ❖ OFFICE 2 - 89 sq.ft. (8.28m²)
- ❖ KITCHEN – 51 sq.ft. (4.73m²) Stainless steel sink unit; Base & wall units
- ❖ CLOAKROOM – 51 sq.ft. (4.73m²) Plumbing for washing-machine; Shower cubicle
- ❖ PARKING AT SIDE FOR TWO VEHICLES

TENURE

Leasehold.

TERM

New lease by agreement.

RENT

£975 per month exclusive.

RATING

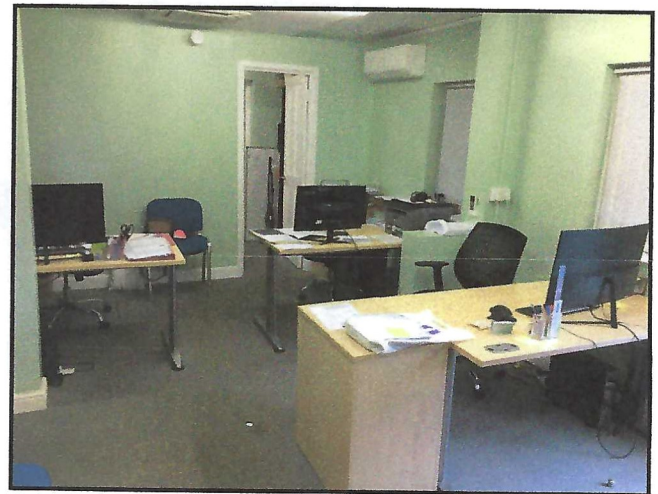
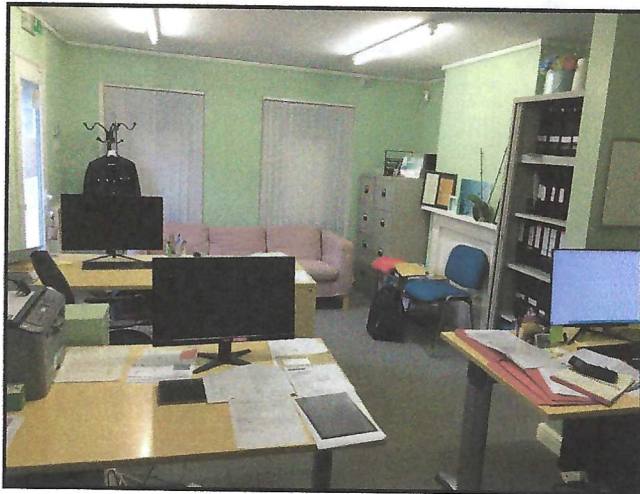
We are informed by the Valuation Office website that the current rateable value for the shop is £9,300.

SERVICES

Please note that any services mentioned have not been tested and therefore prospective tenants should satisfy themselves as to their operation.

VIEWING

By appointment through H. C. Blake & Company.



Ref: LE23/06