FOR SALE

Retail Investment

1,153 sq. ft. (107 m²)

GROUND FLOOR, 83 MAIN ROAD,

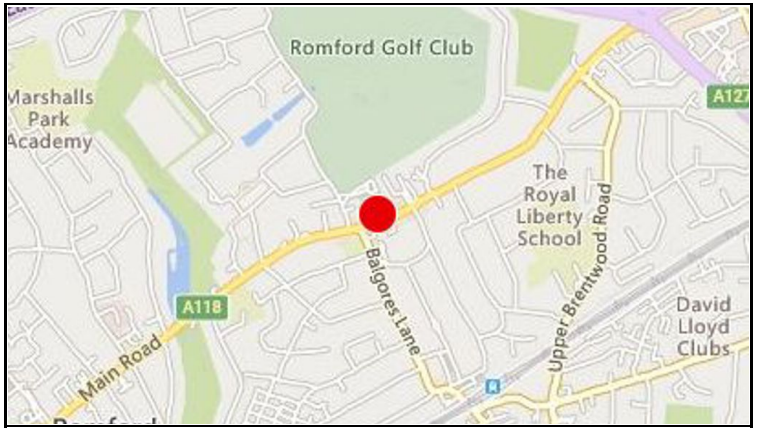
Romford, RM2 5EL



- **Prominent high street location**
- **Let on a 10-year lease from June 2023**
- **Passing rent £20,500 per annum exclusive**
- **Trading as a Costa Coffee**

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION
The property is situated in a prominent position within an established retail parade on Main Road, Gidea Park, approximately 2 miles east of Romford Town Centre. Main Road is a main thoroughfare linking Romford Town Centre with Gallows corner, which provides direct access to the A12 and A127, providing excellent road links throughout Greater London. The property is within walking distance to Gidea Park station (Elizabeth line), providing direct services to Stratford and Liverpool Street.

DESCRIPTION
The property comprises a mid-terrace ground floor lock-up shop currently trading as a coffee shop. The property benefits from a fully glazed frontage.

The property is currently let to Scoffs (Essex) Limited (trading as Costa Coffee) on a lease dated 14 June 2023 for a term of 10 years with a tenant only option to break on 14 June 2029. Passing rent is £20,500 per annum exclusive and there is a rent review dated 14 March 2028. A security deposit equivalent to 3 months' rent is held for the duration of the term. The lease is inside the Landlord & Tenant Act 1954.

ACCOMMODATION

Total:	**1,153 sq. ft. (107 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is available for sale on a long leasehold basis with the benefit of the existing lease, full details available on request.

PRICE
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Interested parties are advised to make their own enquiries of the London Borough of Havering.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC is commissioned at band B.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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