

## TO LET Retail Unit

Ground Floor, Liberty 2 Shopping Centre  
Romford, RM1 3EE

### Key information

- ❑ Strong National Occupiers
- ❑ Strong Transport Links
- ❑ Planning Use Class A1
- ❑ Size – 47,743 sq ft
- ❑ Rent Upon Application

### Contact

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## Location

Romford is a historic market town in the London Borough of Havering, in East London, approximately 14 miles northeast of central London.

It is situated within the M25, meaning this location benefits from strong transport links:

- Romford Railway Station is a 10 minute walk from the property with transport to Liverpool Street station in 20 minutes. This station also benefits from the new Elizabeth line meaning you can get across London, to Paddington station in 40 minutes.
- It has an excellent bus transportation system connecting it to neighbouring towns such as Stratford, Rainham and Dagenham. • It is around 4 miles to Junction 28 of the M25 which provides links by road to a whole host of London suburb towns.

The area around Mercury Gardens features a mix of shops, boutiques, cafes, and restaurants, making it a popular destination for shopping and dining. There are a range of retail outlets, from high-street brands to independent stores, as well as eateries offering a variety of cuisines.

The property is located within the Liberty 2 Shopping Centre. Nearby occupiers include **Asda, McDonald's, Boots Chemist, Primark, H&M, New Look, Three, Superdrug, Premier Inn** and more.

## Description

The subject property is arranged on the ground floor with a large frontage into the scheme, providing excellent visibility.

## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground	4,250.70	45,754
First	38.40	413
Second	146.40	1,576
<b>Total</b>	<b>4,435.50</b>	<b>47,743</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating – 77-D. A certificate can be made available on request.

## Planning

The head lease stipulates class A1 of the Town & Country Planning (Use Classes) Order 1987, other uses will be considered subject to a user variation.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of a new lease for a term to be agreed, subject to vacant possession.

## Tenure

Rent upon application.



## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

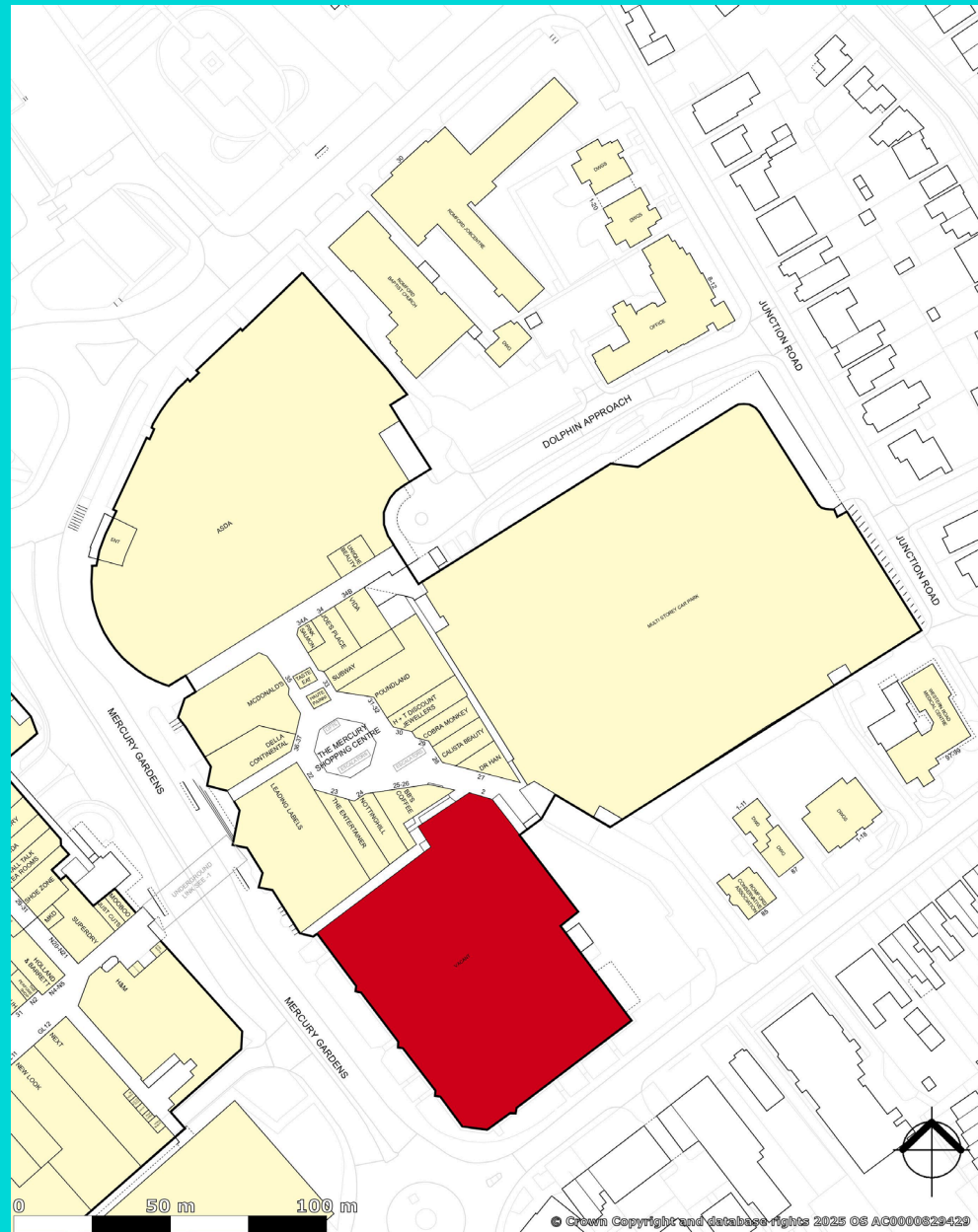
We are advised that the Rateable Value for the property is £195,000.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only.



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- Edinburgh
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- London
- Manchester



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