



## Romford Road London, E12 5JY

Edward Chase is delighted to present to the commercial market this vacant premises located on the ever so popular Romford Road. This premises is position in a prime location consisting of heavy footfall with a number of schools & amenities within its vicinity. This premises would be an ideal selection for several high street businesses. The unit's classification is A1, change of classification is subject to mandatory planning consent. <https://www.newham.gov.uk/> This unit is an independent unit consisting of an open front, rear private room, kitchen, and W/C. There is no garden access or allocated parking. The unit will be provided as seen and the incoming tenant will be liable for all utilities, business rates and 50% liability on the building insurance premium. The incoming tenant shall be liable for legal fees. For viewing requests or further details please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA

- Unit Previous Rented As Hair Saloon & Beauty Parlour
- The Unit's Classification is A1, Change of Classification is Subject to Mandatory Planning Consent.
- Unit Is Empty At Present Providing A Blank Canvas
- Superb Location With Heavy Foot Fall
- EPC Rating C, London Borough Of Newham
- Window Shutters Are Fitted

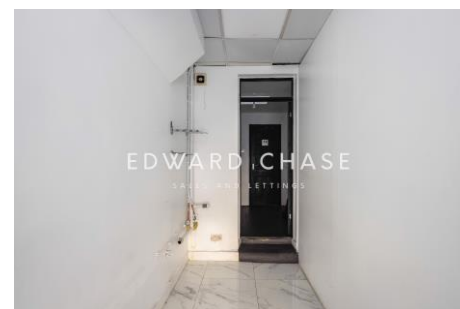
**Monthly Rental Of £1,150**

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a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward Chase estate agents Lorimer Village, Goodmayes site.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

73 This is how energy efficient the building is.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.