



Platinum Trusted Service Award

2023



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ESTABLISHED 1894  
**Hilbery  
Chaplin**

# TO LET

SELF CONTAINED COMMERCIAL UNIT  
E-CLASS USE

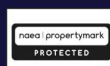
FORE-COURT AND REAR PARKING



195 SOUTH STREET  
ROMFORD  
ESSEX  
RM1 1QA

Hilbery Chaplin Residential Ltd & Hilbery Chaplin Surveyors Ltd. Registered Office:  
86 Market Place, Romford, Essex. RM1 3HQ Registered in England 02624265 and 02665157

[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)



**Location** The property is located on the south side of Romford mainline railway station within Romford town centre's ring road.

**Description** The property comprises of a ground floor commercial unit which has historically been used for dental use, thus falls within an E Class Use.

The property can be offered in its entirety or just the ground floor element. There is forecourt parking for 2 cars and further car parking to the rear.

The premises afford the following approximate areas and dimensions:

**Ground Floor**

WC

Reception Area: 22.5 sq.m. / 242 sq.ft.

Room 1: 10.7 sq.m. / 115 sq.ft.

Room 2 5.5 sq.m. / 59 sq.ft.

Room 3 8.3 sq.m. / 89 sq.ft.

Room 4 11.3 sq.m. / 122 sq.ft.

**NIA: 58.3 sq.m. / 628 sq.ft.**

**First Floor**

Room 1 9.7 sq.m. / 104 sq.ft.

Room 2 3.5 sq.m. / 38 sq.ft.

Room 3 6.6 sq.m. / 71 sq.ft.

Room 4 8.5 sq.m. / 92 sq.ft.

Room 5 9.6 sq.m. / 103 sq.ft.

Room 6 2.8 sq.m. / 30 sq.ft.

**NIA: 40.7 sq.m. / 438 sq.ft.**

**TOTAL: 99 sq.m / 1,066 sq.ft**

**Tenure** New FRI Lease for a term to be agreed, subject to regular rent reviews.

**Rent** Ground Floor Only = £15,000 pa  
Ground and First Floors = £25,000 pa

**Legal Costs** Each party to be responsible for their own costs in this transaction.

**Viewing Arrangements** For further information or viewings, please contact the sole agent:  
**Richard Milliken**  
Tel: 01708 745000  
E-Mail: [richardmilliken@hilberychaplin.co.uk](mailto:richardmilliken@hilberychaplin.co.uk)

**EPC** The property has been assessed as having an energy performance asset rating as follows:  
Band E = 117

**Business Rates** The property is currently assessed as a single property and the Rateable Value is £19,000.

**Services** We understand that the property benefits from all mains services.

**Identity Checks** In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents.