

SMC
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168

WILLIAMS

To Let

To Let
Ground Floor
Class E Units
Enquiries
01708 973700
smcbrownillvickers.com

Retail premises in Gidea Park (close to Elizabeth Line train station)

£22,000 per annum

168 Balgores Lane, Gidea Park, RM2 6BS

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- Ground floor retail premises
- Excellent location in Gidea Park (London Borough of Havering) and a short distance from Gidea Park Elizabeth Line station
- Potential for a variety of commercial uses (shop, clinic, dental, medical, office, etc)
- Available on a new lease



Description

The property comprises of a ground floor retail unit. The retail premises was last used as a butchers shop and could be suitable for a variety of retail / office / service uses. The internal shop accommodation includes a sales area which is now effectively open plan and awaiting fit out. The property includes a front shop window and 3-phase electricity (to be tested).

Location

The property is located on Balgore Lane close to the corner with Fairholme Avenue in the Gidea Park area of Havering. Balgore Lane leads to Main Road (A118) which provides access to Romford town centre and Gallows Corner roundabout.

Gidea Park is an neighbourhood close to Romford. The property is located within the main retailing centre close to Gidea Park station. Nearby occupiers include Kervan Kitchen, T.A. Newman & Sons Funeral Directors, newsagents and various coffee and food uses.

Gidea Park station is located 100m away and Romford town centre / train station is approximately 1.5 mile east (both offering access to the Elizabeth Line). The A12 and M25 are within good access for routes around greater London and Essex.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	604	56.11
Total	604	56.11

Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 168 Balgore Lane, Romford, RM2 6BS
Description: Shop and premises
Rateable Value: £20,000

We would advise prospective tenants to verify the matter with the local rating office.

Planning

The ground floor commercial unit is understood to have A1 Retail consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Interested parties are advised to satisfy themselves with Havering Planning Department that their use is acceptable under these new changes.

We advise a prospective tenant to make their own enquiries and take professional advice.

Lease Terms

Available to let by way of a new lease on terms to be agreed.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

Rent

£22,000 pa. We are informed VAT is NOT payable.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £20,000

Energy Performance Certificate

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