

lot 18

30-36 Market Place, Romford Essex RM1 3ER

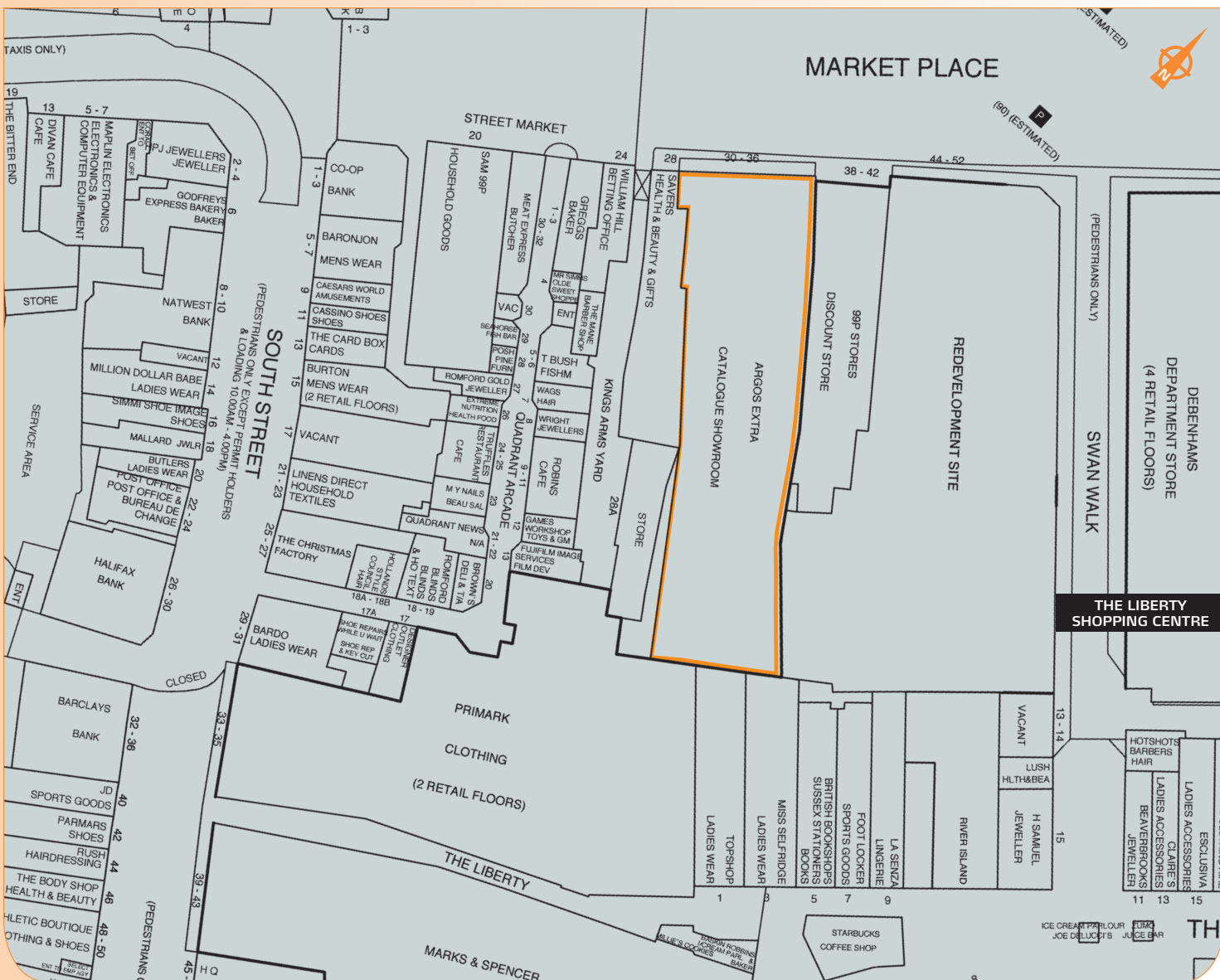
Rent
£271,400
per annum
exclusive

Freehold Retail Investment

- Let to Argos Limited
- Adjacent to the major Liberty Shopping Centre
- Nearby occupiers include HSBC, Debenhams and Lloyds TSB
- Six Week Completion Period Available
- Reviewed to the Greater of Rent Payable or 84% of Annual Rack Rental value



View of rear from Liberty Shopping Centre service desk



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Location

Miles: 15 miles north-east of Central London,
18 miles south-west of Chelmsford
Roads: M25, M11, A12
Rail: Romford Rail, Gidea Park Rail
Air: London City Airport, Stansted Airport, Luton Airport,
Gatwick Airport and Heathrow Airport

Situation

The London commuter town of Romford is a major commercial, retail and leisure location with excellent communication links. The property is prominently situated on the east side of Market Place close to the junction with South Street, Romford's principal retail thoroughfare. The property benefits from its strategic adjacent to the Liberty Shopping Centre. Neighbouring occupiers include Marks & Spencers, Primark, Top Shop, HSBC, Debenhams and Lloyds TSB.

Description

The property comprises a substantial retail unit comprising retail and ancillary accommodation on the ground floor and extensive ancillary accommodation on both the first and second floors. The property benefits from a goods lift.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (1)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	1,873.48 sq m (20,166 sq ft)	ARGOS LIMITED (2)	35 years from 29/09/1981	£271,400	29/09/2011 (3)
First	Ancillary	1,359.63 sq m (14,635 sq ft)				
Second	Ancillary	163.13 sq m (1,756 sq ft)				
Totals		3,396.24 sq m (36,557 sq ft)			£271,400	

(1) Floor areas agreed at a previous rent review.

(2) For the year ending 27th February 2010, Argos Limited reported a turnover of £4,164,475,000, pre-tax profits of £227,851,000 and a total net worth of £1,130,407,000. (Source: www.riskdisk.com 10/11/2011)

(3) The rent is reviewed to the greater of the rent payable prior to the review date or 84% of the annual rack rental value of the premises at the commencement of the new review period.

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