

DAGENHAM

TO LET

**PRIME SHOP WITH BASEMENT
TOTALLING 101.7 sqm/1095 sq.ft**



2 STATION PARADE, THE HEATHWAY, DAGENHAM, ESSEX RM9 5AW



LOCATION

The property is in a prime trading position. Multiple traders including

- Coral Bookmakers
- Paddy Power
- Halifax
- Tesco Express
- Lloyds Bank
- William Hill
- Greggs

DESCRIPTION

The property is arranged on basement and ground floors with the following approximate floor areas:

Gross Frontage	5.79m	(18'0")
Internal Width	5.25m	(17'3")
Built Depth	15.24m	(50'0")
Ground Floor Area	65sqm	(700sq.ft)
Basement Storage	46.7sqm	(395sq.ft)

There is rear entry to the basement at ground level, WC and shower located in the basement.

There are 2 parking spaces in the rear yard

- **Auto Lighting**
- **Air conditioned (not tested)**
- **Electric Roller Shutter**
- **Suspended Ceiling**

TENURE

The property is available on a new FRI lease for a term to be agreed at a commencing rental of £35,000 pax

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority for verification of rates payable.

Tel: 020 8592 4500

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the matter with the tenant to bear any abortive costs.

EPC

To follow

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent



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