

UPMINSTER

TO LET

**PROMINENT SHOP PREMISES
APPROX 55.74sqm/600sq.ft
*WITH 2 REAR CAR PARKING SPACES***



99 CORBETS TEY ROAD, UPMINSTER, ESSEX RM14 2AH



01708 731200

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www.andrewcaplincommercial.com

Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

The premises are situated at the southern end of Corbets Tey Road, opposite the junction with Stewart Road, close to a large public car park.

Traders either side of the premises are Bizara Cards and Tik Ka Takeway whilst opposite is Roots Café.

In the vicinity are a number of specialist retailers including Crazy Beat Records, Fishy Business, Click Computers, Britannia Pharmacy and Sue Ryder.

DESCRIPTION

Self contained lock up shop divided by a demountable partition to form a storage area with rear access from the service road and two car parking spaces.

Approximate areas and dimensions are:-

Internal width 4.58m/15'0"

widening to 5.29m/17'4"

Shop depth 9.12m/29'11"

Rear Store 2.41/7ft 11" x 3.59m/11ft 9"

Store Totals 8.66sqm/93sq.ft

Total Area 55.74sq.m./600sq.ft.

LEASE

Effectively full repairing and insuring for a term to be agreed subject to 5 yearly upward only rent reviews.

RENTAL

£19,500 pa exclusive of rates, service charge and all other outgoings. **NO VAT**

BUSINESS RATES

Rateable value £13,500
Rates payable for 23/24 £6,736.50

Interested parties are advised to contact the local authority on 01708 434343 as they may benefit from substantial rates relief.

EPC

B (36). Full details available on request.

LEGAL COSTS

To be paid by the ingoing tenant

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 appointment via agent



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