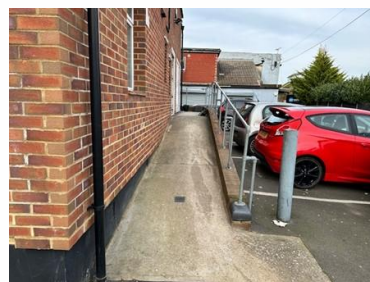


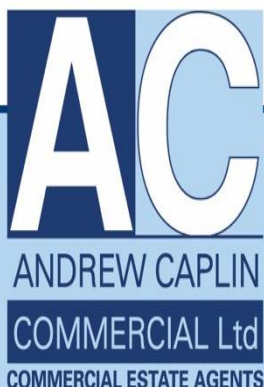
**UPMINSTER**

**TO LET**

**PROMINENT SHOP PREMISES  
APPROX 159sqm/1,711sq.ft**



**60 STATION ROAD, UPMINSTER, ESSEX RM14 2TD**



01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## Location

The subject shop occupies an extremely prominent trading position in Station Road very close to its junction with Howard Road directly opposite M&S Foodhall and Anytime Fitness a short walk from Upminster Train Station.

## Description

Prominent Shop Premises arranged as follows:

Frontage	-	6.106m/20ft
Entire Depth	-	28.174m/92ft 5ins
G.F. Area	-	159sqm/1,711sq.ft approx

Rear Disabled WC

Rear Access via ramp to Howard Road

## Tenure

New FRI Lease for a term to be agreed with periodic upward only rent reviews

**Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.**

## Commencing Rental

£45,600 pax plus Vat, Business Rates and Service Charge

## Legal Costs

To be paid by ingoing tenant

## EPC

To follow

## Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

## 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.

## Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Summary

**Size: 159sqm/1,711sq.ft**

**Rent: £45,600 pax**

plus Vat, Business Rates and Service Charge

## VIEWING

Strictly by appointments via agent



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162

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