

REAR OF 1185, HIGH ROAD, CHADWELL HEATH, ROMFORD, ESSEX, RM6 4AL

LOCK UP SHOP TO LET
858 sq.ft (79.71 m²)



Location

The premises are to the rear of those occupied by Douglas Allen and front onto Clarissa Road. Retailers in the High Road include Cycle King, Essex Glass, Five Start Dry Cleaners, Allens Pharmacy and Barclays Bank.

Accommodation

Self contained ground floor lock up shop. Areas and dimensions are as follows:

Gross frontage	26'7" (8.10 m)
Internal width	25'1" (7.65 m)
Retail depth	34'3" (10.44 m)
Sales area	858 sq.ft (79.71 m ²)

Terms

The premises are available by way of a full repairing and insuring underlease for a term expiring 31 October 2021 outside the provisions of the Landlord & Tenant Act.

Rent

£12,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£5,900
UBR (2018/2019)	47.5p
Rates Payable	£2,802.50

Interested parties are advised to verify these figures with the London Borough of Redbridge on 020 8708 4357

Energy Performance Asset Rating

Over 150 **159** This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

This property is not elected for VAT purposes.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact:

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