

**UNIT 5 THE MALL, HEATHWAY SHOPPING, DAGENHAM, ESSEX, RM10 8RE**

**PRIME SHOP TO LET**  
1,165 sq.ft ( 108.23 m<sup>2</sup> )



**Location**

The premises are situated opposite Vodafone and in close proximity to JD Sports, Tesco Express, Savers, Shoe Zone and Peacocks.

**Accommodation**

Ground floor shop with basement storage to which there is access via the service yard. Approximate areas and dimensions are as follows:-

<b>Gross frontage</b>	20'2" ( 6.15 m )
<b>Internal width</b>	19'5" ( 5.92 m )
<b>Retail depth</b>	60'0" ( 18.29 m )
<b>Sales area</b>	1,165 sq.ft ( 108.23 m <sup>2</sup> )
<b>Basement storage</b>	377 sq.ft ( 35.02 m <sup>2</sup> )

**Terms**

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

**Rent**

£29,000 per annum exclusive, payable quarterly in advance on the usual quarter days.

**Service Charge**

£9,351 for the year ending December 2019.

**Rates**

<b>Rateable Value</b>	£23,500
<b>UBR (2017/2018)</b>	48p
<b>Rates Payable</b>	£11,280

Interested parties are advised to verify these figures with London Borough of Barking and Dagenham on 020 8215 3000

**Energy Performance Asset Rating**

**C 51-75** **63** This is how energy efficient this building is

**Legal Costs**

Each party to bear their own.

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

By appointment with joint agents:

Contact:

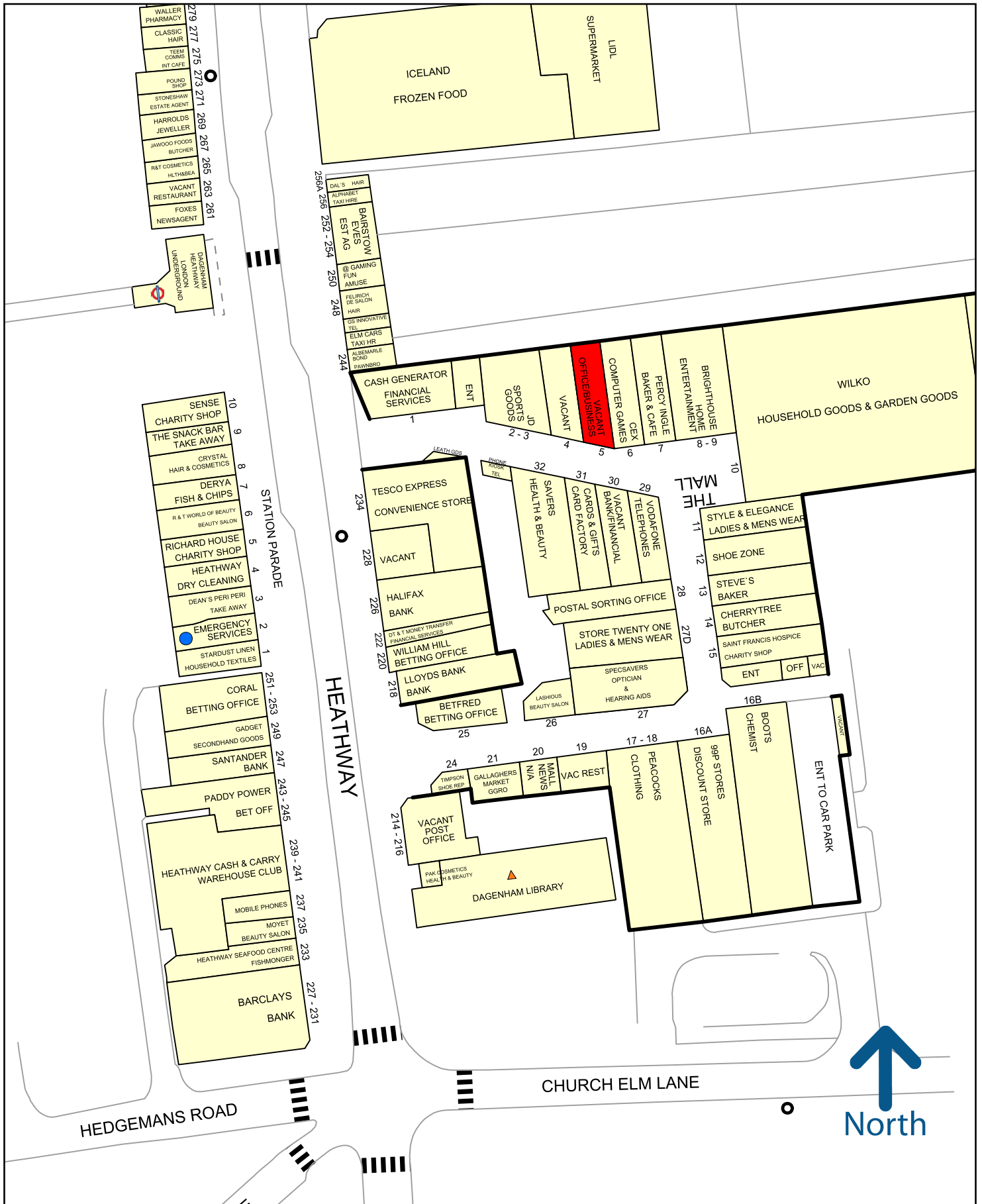
Mark Mannering

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Or

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50 metres

Experian Goad Plan Created: 22/04/2016  
Created By: Mass and Co

