

**UNIT 30 THE MALL, HEATHWAY SHOPPING, DAGENHAM, ESSEX, RM10 8RE**

**RETAIL UNIT TO LET**

1,035 sq.ft ( 96.15 m<sup>2</sup> )



**Location**

The premises are situated between Vodafone and Card Factory. Opposite is CEX Exchange and other traders within the scheme include Wilkinsons, Bright House, Savers, Cash Generators and Shoe Zone.

**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>	212" ( 6.45 m )
<b>Internal width</b>	18'3" ( 5.56 m )
<b>Retail depth</b>	63'10" ( 19.46 m )
<b>Sales area</b>	1,035 sq.ft ( 96.15 m <sup>2</sup> )
<b>Basement storage</b>	552 sq.ft ( 51.28 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**

£28,000 per annum exclusive payable quarterly in advance on the usual quarter days.

**Service Charge**

£9,009 for the year ending December 2019.

**Rates**

<b>Rateable Value</b>	£23,000
<b>UBR (2018/2019)</b>	48p
<b>Rates Payable</b>	£11,040

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** ← **67** 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:

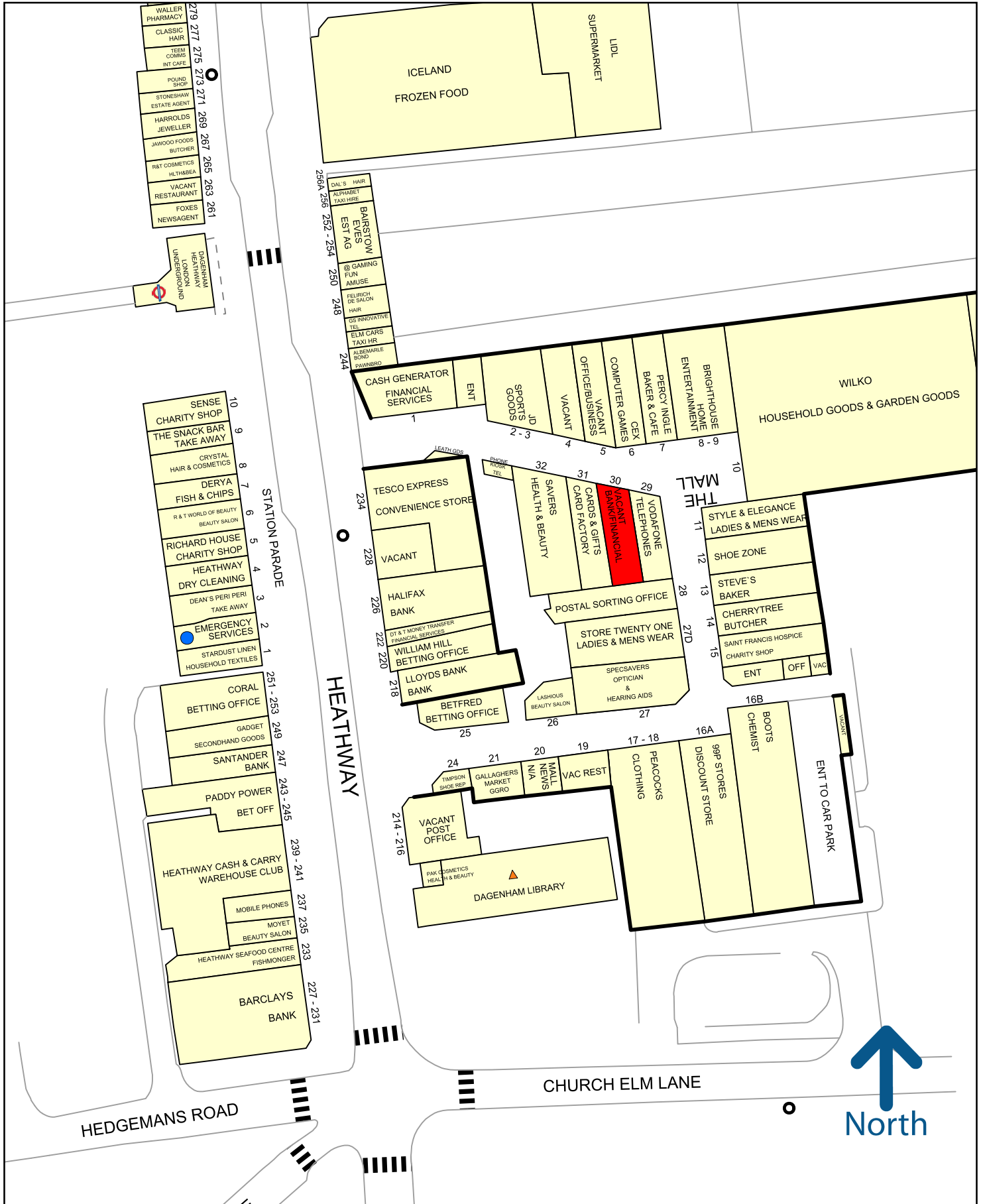
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50 metres

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

