

UNIT 1 THE MALL, HEATHWAY SHOPPING, DAGENHAM, ESSEX, RM10 8RE

PRIME SHOP TO LET

1,665 sq.ft (154.68 m²)



Location

A prominent corner unit at the entrance to the scheme and approximately 25 yards from Dagenham Heathway Underground Station. Retailers in the scheme include Wilkinsons, Boots, Peacocks, Specsavers, Savers and JD Sports.

Accommodation

A corner unit with basement storage to which there is access via the service yard. Approximate areas and dimensions are as follows:-

Gross frontage	38'0" (11.58 m)
Return frontage	48'5" (14.76 m)
Internal width	33'10" (10.31 m)
Retail depth	51'1" (15.57 m)
Sales area	1,665 sq.ft (154.68 m ²)
Rear storage	282 sq.ft (26.20 m ²)
Basement storage	1,273 sq.ft (118.27 m ²)

Terms

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

Rent

£50,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£14,328.60 for the year Ending December 2018.

Rates

Rateable Value	£47,000
UBR (2018/2019)	48p
Rates Payable	£22,325.00

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

Energy Performance Asset Rating

G Over 150	177 This is how energy efficient this building is
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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:

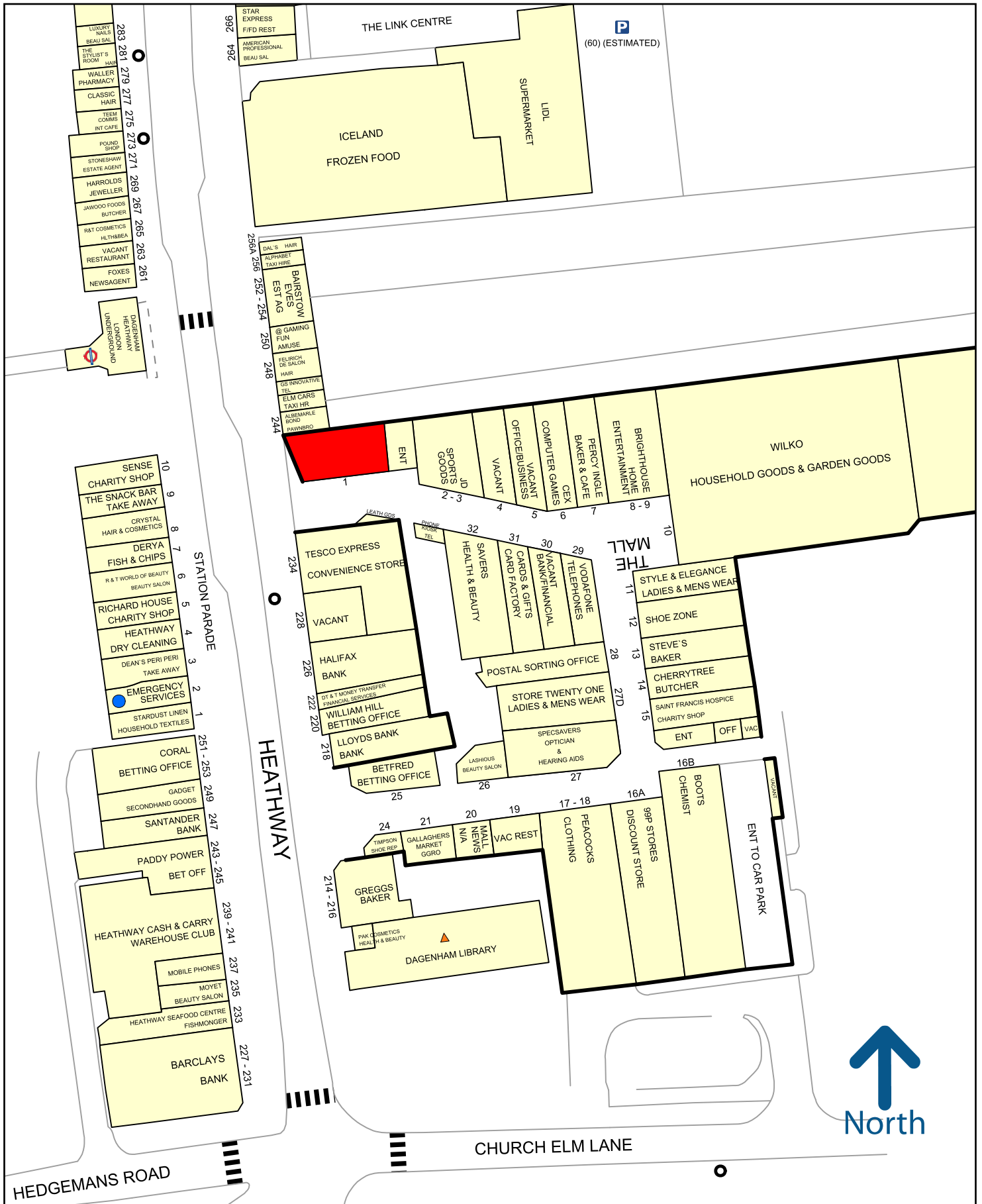
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50 metres

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Created By: Mass and Co



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