

UNIT 13 THE MALL, HEATHWAY SHOPPING, DAGENHAM, ESSEX, RM10 8RE

RETAIL UNIT TO LET
1,240 sq.ft (115.20 m²)



Location

The premises are situated between Shoe Zone and Cherrytree Butchers. Other traders in the vicinity include Vodafone, Boots, Specsavers Opticians, Wilko, JD Sports and Greggs Bakers.

Accommodation

Ground floor retail unit to shell finish with basement storage to which there is access from the service yard. Approximate areas and dimensions are as follows:

Gross Frontage	20'2" (6.15 m)
Internal Width (Max)	18'11" (5.77 m)
Retail Depth	73'5" (22.38 m)
Sales Area	1,240 sq. ft (115.20 m ²)
Basement Storage	967 sq. ft (89.84 m ²)

Terms

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

Rent

£25,500 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£10,751 for the year ending December 2019

Rates

Rateable Value	£25,000
UBR (2018/2019)	48p
Rates Payable	£11,875.00

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

Energy Performance Asset Rating

D 76-100 ← **79** 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:

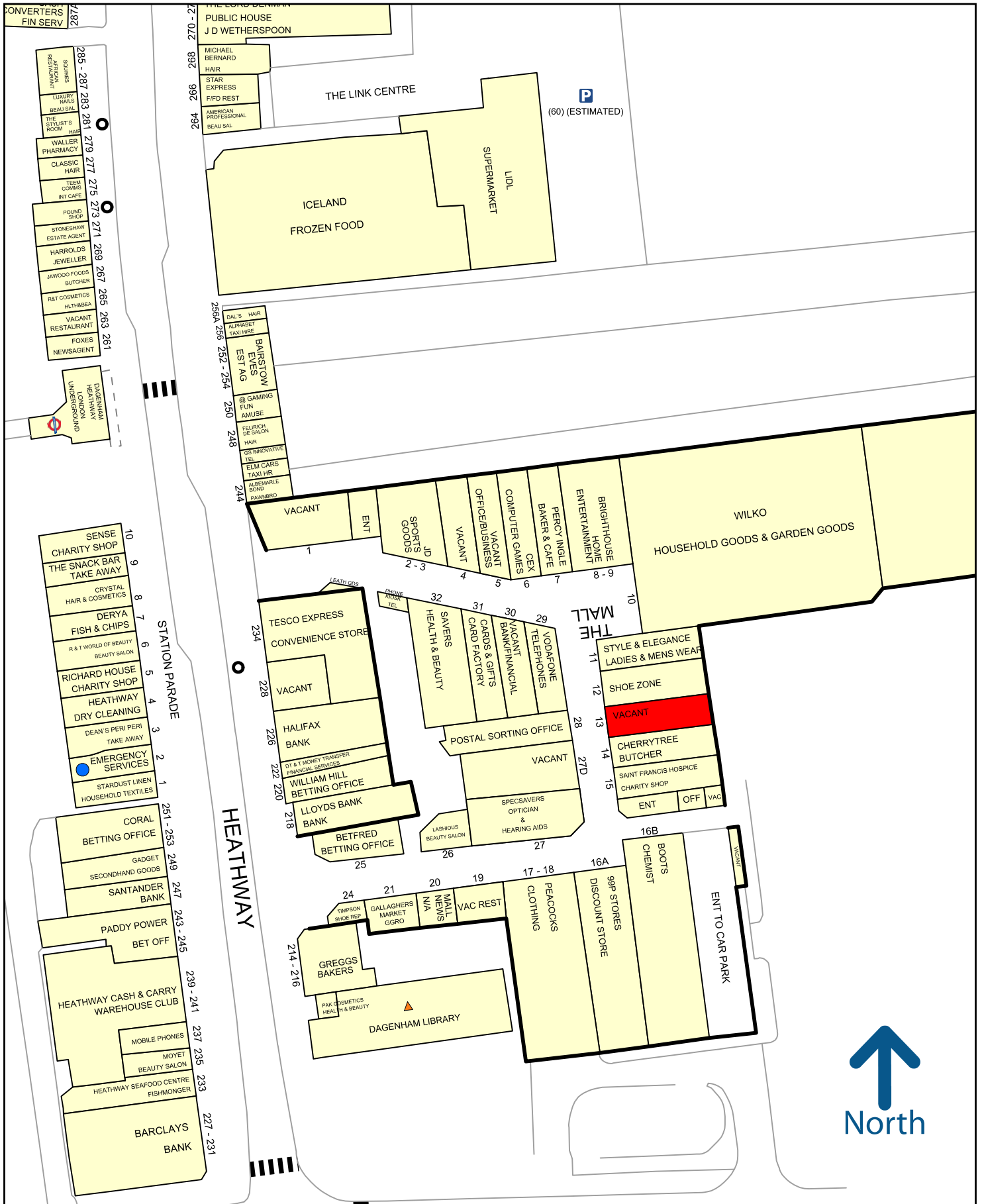
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50 metres

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