

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants Rose Hall, Chapel Street, Billericay. CM12 9LS

www.massandco.com

38, STATION ROAD, UPMINSTER, ESSEX, RM14 2TR

TO LET CLASS E RETAIL UNIT

1,172 sq.ft (108.88 m²)



Planning & Use

RETAIL CLASS E

Rates

Rateable Value	25000
UBR (2023/2024)	
Rates Payable	0.499

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Location

The property occupies a central position on Station Road in a busy shopping and retail parade within Upminster town centre a short distance from the District line / C2C train station. The property is close to Waitrose supermarket and neighbouring commercial occupiers include Roomes Department store, Costa Coffee, Greggs and independent restaurants as well as a range of estate agents, hair and beauty salons and general retailers.

Accommodation

Comprising of a large ground floor retail premises currently set up as a kitchen showroom rear access with secure parking for two cars. The unit has air-conditioning and alarm system.

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed.

£36,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

- 8. Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
 ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
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