

Ref: S87

FOR SALE

Long Leasehold Shop/Office Use Class E



**288a Dagenham Road,
Rush Green, Romford,
Essex, RM7 0TD.**

LOCATION: The property is situated fronting Dagenham Road in this predominantly residential part of Rush Green, with Barking and Dagenham College large complex being situated a little further along Dagenham Road. Dagenham Road joins up to Rush Green Road (A124) which joins up to Romford in one direction as well as Dagenham and Ilford in the alternate. In a southerly direction Dagenham Road joins up to Rainham Road South and Dagenham East District Line underground station.

DESCRIPTION: The property comprises of a retail unit with Use Class E of approx 210 sqft (19.17 sqm) delivered in predominantly in a shell and core condition, although a kitchen and toilet has been installed. The property will require glazing by the purchaser. The property is offered For Sale on a Long Leasehold basis, with a new 125 year lease and ground rent of £250.00 per annum.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **RETAIL UNIT WITH USE CLASS E**
- **LONG LEASEHOLD BASIS WITH NEW 125 YEAR LEASE**
- **GROUND RENT £250.00 PER ANNUM**
- **PREDOMINANTLY IN SHELL & CORE CONDITION**
- **NEW KITCHEN & W.C. INSTALLED**

PRICE: £100,000 Long Leasehold basis plus VAT

GROUND RENT: £250.00 per annum

EPC RATING:

Energy performance certificate (EPC)

288a, Dagenham Road ROMFORD RM7 0TD		Energy rating C
Valid until 2 September 2030	Certificate number 2313-3028-0301-0000-9575	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
23 square metres

**ANTI MONEY
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.