

UPMINSTER

TO LET

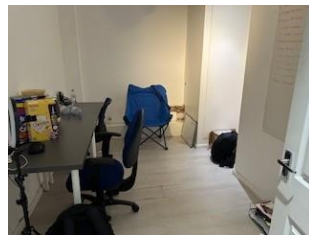
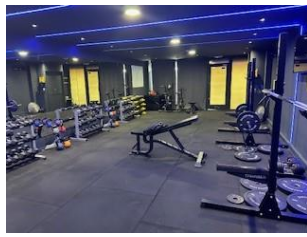
**PROMINENT SHOP PREMISES/CLASS E USE
APPROX 80.08 sqm/862 sq.ft**



91 CORBETS TEY ROAD, UPMINSTER, ESSEX RM14 2AJ



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



LOCATION

The subject shop occupies a prominent and convenient trading location in Corbets Tey Road within a well established busy parade of shops in Upminster.

DESCRIPTION

Ground Floor Lock up shop suitable for a variety of trades and providing the following approximate dimensions and areas:-

Frontage 5.07m/16ft 8ins
Shop Depth 11.81m/38 Ft 9ins
Plus rear kitchen, WC and Office

Ground FloorTotals
80.08sqm/862 sq.ft Approx

Rear servicing access and space to park 1 vehicle.

- Electric roller shutter
- Spot lighting
- Prominent location
- Class E Use

TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

COMMENCING RENTAL

£22,500 pax plus Business Rates. No VAT.

LEGAL COSTS

To be paid by the ingoing tenant

EPC

As attached

GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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