



## 20 Church Street, Dagenham, RM10 9UR

Desirable retail unit situated within a busy local retail parade, suitable for a variety of uses within Class E.

- 444 sqft of retail space available on a new lease
- Situated in the heart of a local parade, benefitting from a local catchment
- 3.7m glass frontage
- Attractive rent for new and expanding businesses

Interested?

Request more information.

020 8221 9610

[dobbinandsullivan.com](http://dobbinandsullivan.com)

## Summary

Available Size	444 sq ft
Rent	£12,000 per annum
Rates Payable	£4,391.20 per annum The property may be eligible for small business rates relief, it is recommended that the ingoing tenant make enquiries with the local authority.
Rateable Value	£8,800
EPC Rating	Upon Enquiry

## Description

This mid-terrace ground floor lock up shop is ideal for local businesses and new ventures, it has a strong local market and minimal operating costs. The property is self-contained and benefits from modern lighting, electricity and water. Additionally, the property benefits from an electric roller shutter to provide additional security.

## Location

The property is located on a busy local parade on Church Street, Dagenham. This is situated in close proximity to Church Elm Lane, Rainham Road South and Dagenham Heathway. These are densely populated residential areas, that have a wide range of commercial occupiers nearby. Dagenham Heathway and Dagenham East train stations are both in within a mile from the property and provide services on the District Line. There are also various bus routes that provide access throughout the local area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 20 Church Street	444	41.25

## Lease

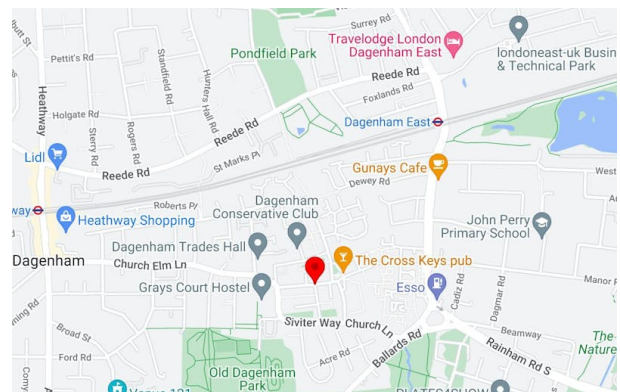
A new law society lease excluded from the Landlord and Tenant Act, available on full repairing and insuring terms.

## Viewings

All viewings will be conducted by sole agents, Dobbin and Sullivan.

## Legal costs

The tenant is to contribute £750+VAT towards the costs of a new law society lease. The prospective tenant is also required to provide necessary documentation so that appropriate due diligence checks can be carried out prior to lease completion. More details to be provided upon request.



## Viewing & Further Information

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