



4 Royal Parade, Church Street, Dagenham, RM10 9XB

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

- 869 sqft of commercial space
- Situated in the heart of the a local parade, benefitting from local catchment
- 5.37m frontage protected by roller shutter
- Newly refurbished property, suitable for a variety of commercial uses

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

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Summary

Available Size	869 sq ft
Rent	£18,000.00 per annum
Business Rates	The VOA has currently assessed the property as a double unit, it is recommended the ingoing tenant enquire with the local rating authority.
EPC Rating	B (48)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	869	80.73

Description

This mid-terrace ground floor lock up shop was originally a double unit, it has now been newly refurbished and split into 2 separate units. It has been fitted with modern lighting throughout and has services capped off and ready for use. The property has an electric roller shutter to provide additional security, there is also a single parking space to the rear which is shared with number 5, its purpose is for loading only.

Location

The property is located on a busy local parade off 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.

Lease

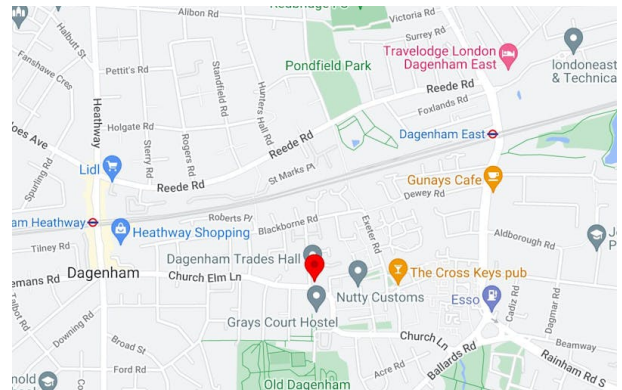
A new lease on full repairing and insuring terms.

Viewings

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

Legal costs

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

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