



490 Gale Street, Dagenham, RM9 4NU

Ground floor lock up shop located within a busy parade in Becontree, suitable for a variety uses within Class E.

- 1 minute walk to Becontree Station
- Benefits from roller shutters and rear access
- 824 sqft of commercial space
- Suitable for new and expanding businesses

Summary

Available Size	824 sq ft
Rent	£12,000 per annum
Rates Payable	£3,493 per annum The property may be eligible for small business rates relief, it is recommended that the ingoing tenant make enquiries with the local rating authority.
Rateable Value	£7,000
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	824	76.55

Description

Class E, mid terrace, lock up shop, originally used as a dry cleaning shop, suitable for a variety of commercial uses. The property has a rear access suitable for deliveries and also offers additional security with a shutter on the front entrance. There is strip lighting throughout the property, internal storage space and a kitchenette within the premises.

Location

490 Gale Street is located in a vibrant and well-connected area of Dagenham, ideal for local and expanding businesses. Situated just a short stroll from Becontree Underground Station, occupants enjoy swift and convenient travel to Central London via the District Line, additionally the area is well-served by a variety of bus routes, providing further connectivity across the city.

Lease

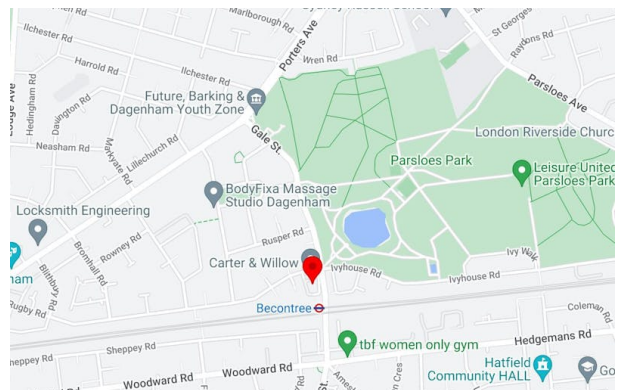
A new lease on full repairing and insuring terms.

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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