



WHERE STANDARDS MATTER

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### Lock-up shop

To Let

923 Green Lane Dagenham RM8 1DJ

- Electric roller shutter
- Forecourt display area
- Suspended ceiling
- Ample power points
- Rear pedestrian access

#### Location.

The property comprises part of a secondary parade situated on Green Lane, Dagenham close to Whalebone Lane South and Wood Lane and more immediately at the junction with Winifred Road.

Other occupiers in the parade and nearby include grocery, newsagent, barber, take-aways, estate agent, tyre fitter and a plumber's merchant.

**Accommodation.**

Comprising a lock-up shop which is laid out in clear space and benefits from having WC facilities, rear pedestrian access for deliveries and a forecourt. Approximate floor areas and dimensions are as follows.

Gross frontage 15'6' (4.75m)

Shop depth 43' 0' (13.1m)

Shop width 12' 3' (3.75m) max

Sales area 437sq ft (40.62sq m) Forecourt

156sq ft (14.55sq m)

**Lease.**

Available on a new FRI lease for a term of 5 years, subject to an upward only rent review at the end of the 3rd year. The lease is to be drawn outside the provisions of the Landlord and Tenant Act.

**Rent.**

£14,000pax paid monthly in advance. VAT is not applicable.

**Rent deposit.**

Upon completion the tenant will be required to provide a rent deposit, equal to not less than 3 months.

**Business rates.**

According to the VOA website the rateable value from 1st April 2026 is £13,500. Qualifying tenants will benefit from small business rate relief.

It is understood that based on the above, the rates payable for the current year will be approximately £2,580.

Tenants are however advised to make their own enquiries.

**EPC.**

The shop has an EPC rating of B. A copy is available on request.

**Legal costs.**

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

**Possession.**

Upon completion of legalities.

**Administration Fee.**

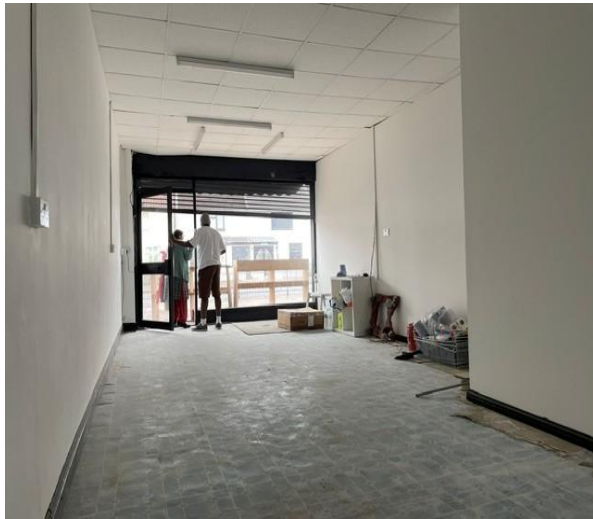
An administration fee of £350 plus VAT is to be paid by the tenant to Spencer Munson Property Services to cover administrative costs. The fee is non returnable unless the landlord withdraws from negotiations in which case 50% will be returned. The administration fee becomes payable once terms have been agreed and in advance of solicitors being instructed.

**Viewing.**

Strictly by prior arrangement through the landlords sole agent Spencer Munson Property Services tel: 0208-502-2222 or 07479-886617 for further information or to arrange a viewing.

## Money Laundering Regulations.

The Money Laundering Regulations (AML), require us to conduct checks on all prospective tenants and purchasers. Such parties will need to provide proof of their identity and residence. Where a company is concerned those holding more than 25% ownership must provide the same.



## Disclaimer.

Spencer Munson Property Services and their clients give notice that (a) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. (b). Any

Dimensions and floor areas are approximate. Any text, photographs and plans provided are for guidance only and are not necessarily comprehensive. (c) It should not be assumed the property has all necessary planning, building regulation or other consents.

(d) Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

