

Prime Shop TO LET

- Prime Location
- E Class Use
- Ground Floor Only
- New Lease Available
- Suit Many Trades
- £25,000 pax
- 754 sq. ft / 70.44 m2
- Electric Shutters
- High Ceilings

21 Station Road, Upminster,
Essex RM14 2SJ



Location:

Station Road in Upminster is a well-known thoroughfare in the town of Upminster, which is located in the London Borough of Havering, England. Upminster is situated in the north-eastern part of London, and it's known for its suburban character and good transport links. Upminster underground Station – District Line & London Overground.

Nearby traders include **Roomes Kitchen & Interiors, Café Nero, Aldi, Costa Coffee, Costcutter, Pizza Express, The Children's Society** and other successful local businesses.

Description: Ground floor Shop having the following areas and dimensions: -

Approximate areas:

Shop Width	15.94 ft	4.859 m
Shop Depth	32.2 ft	9.818 m
Ground floor	516.65 sq. ft	47.99 m ²
Office	87.94 sq. ft	8.17 m ²
Storage	82.23 sq. ft	8.01 m ²
Ancillary	67.522 sq. ft	6.273 m ²
Total Area	754.34 sq. ft	70.44 m²

Electric Shutters

Suspended ceilings

Open Space

Prime Location

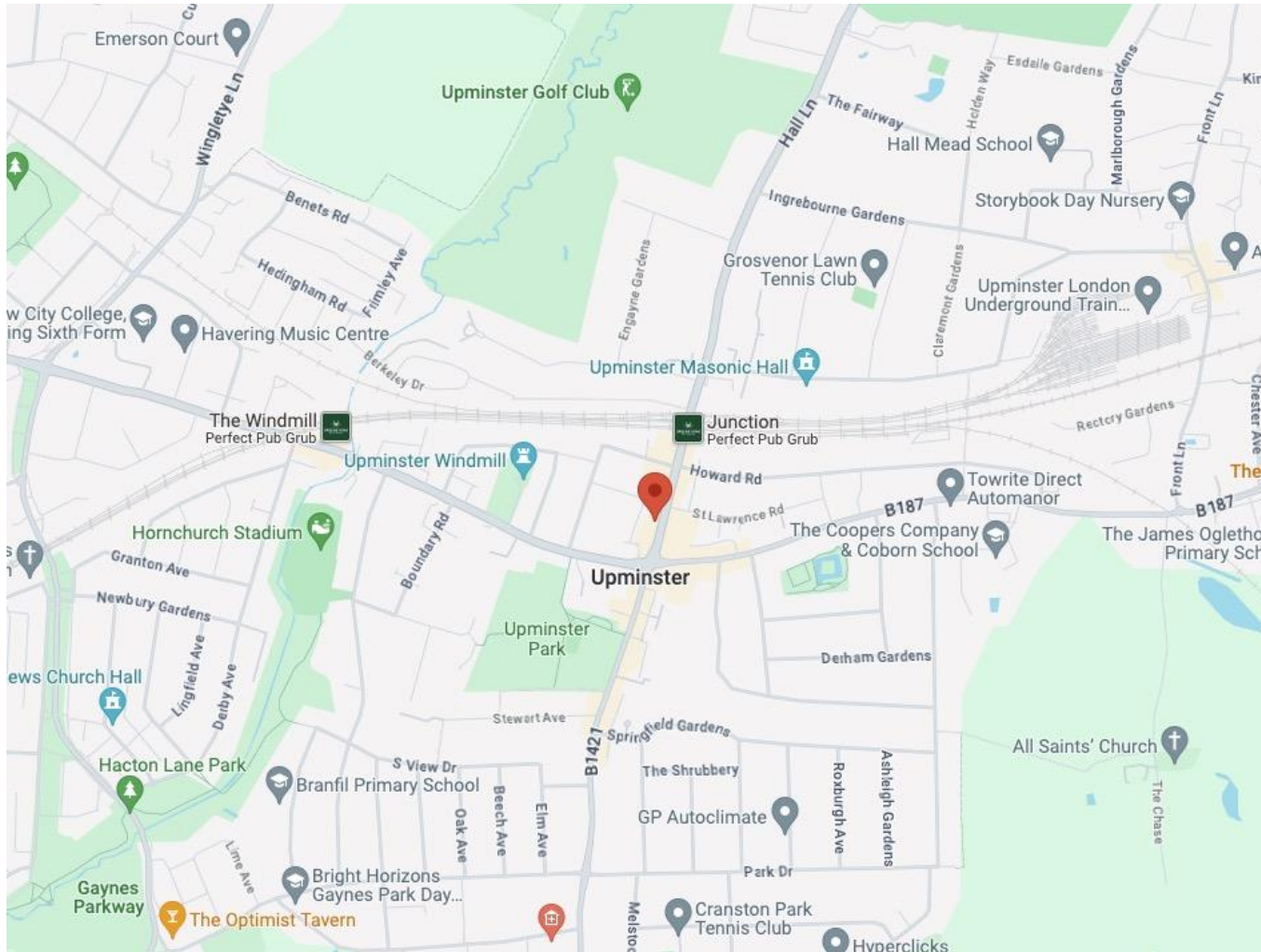
Tenure:

Leasehold by way of a new FRI lease

Rent:

Offers is the region of £25,000 pax





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

Rateable Value: £19,250

Rates payable: £9432.50

(Parties advised to verify with Havering Council)

Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

Viewing

Strictly by Appointment
only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk