

Shop with Large Forecourt TO LET

- Highly Prominent Position
- New Lease Available
- Class E Use
- Retail - 70 m² (753 ft²)
- Forecourt - 85m² (915 ft²)
- WC's
- £36,000 pax

277 Oxlow Lane, Dagenham,
Essex RM10 7YU



Location:

277 Oxlow Lane, Dagenham, is currently a **vacant retail unit** located in a busy and well-established area. The space offers a prime opportunity for potential tenants or businesses looking to set up shop in the London Borough of Barking and Dagenham. Situated in a mixed-use neighbourhood, the location benefits from high foot traffic and various local amenities, including nearby residential areas and other businesses.

Dagenham Heathway Station, located a short distance away, is the nearest train station. It is part of the District Line on the London Underground, offering quick access to central London. The area is well-served by multiple local bus routes, providing convenient access to nearby areas within Dagenham and surrounding neighbourhoods.

Description:

The unit is arranged over the ground floor only with a large forecourt

Approximate areas:

| | | |
|----------------|-------------------|------------------------|
| Retail (total) | 70 m ² | (753 ft ²) |
| Forecourt | 85m ² | (915 ft ²) |
| WC's | | |

Use Class

E-class use is suitable for all types of retail.

Tenure:

A new lease will be granted for a term to be agreed between the landlord and tenant

Rent:

Offers in the region of **£36,000 pax (£3,000 pcm)**

Rates

| | |
|-----------------|-----------|
| Rateable Value: | £10,750 |
| Rates payable: | £5,364.25 |

(This property may qualify for small business rates relief, interested parties are advised to verify with Barking & Dagenham Council)





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

Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of **£1500 + VAT**

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing
Strictly by Appointment
only via vendors' sole agents**

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