

TO LET - COMMERCIAL PREMISES WITH WORKSHOP AND 3-BEDROOM SPLIT-LEVEL FLAT

137 BROAD STREET, DAGENHAM, ESSEX, RM10 9HP
2,518 SQ.FT (233.93 M²)



Key Features

- 3-phase power (untested)
- Electric roller shutters (shop)
- Suspended ceilings
- LED Lighting

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The building forms part of a neighbourhood parade of shop and uppers at the Southern End of Broad Street, Dagenham, a half mile south of Heathway Underground Station. The A13 can be accessed within 5 minutes to the South West which in turn leads directly to Beckton, Canning Town, City and Docklands in one direction, and to the M25 and Dartford River Crossing in the eastern direction. Onstreet parking is available to the front of the property

Accommodation

Comprising shop with external stores and refurbished self-contained 3-bedroom split-level maisonette. There is also a single-storey workshop to the rear with the benefit of both internal access and an independent electric roller shutter entrance via the service road to the rear. Approximate areas are as follows:

Ground Floor (shopfront)	922 sq.ft (85.66 m ²)
Workshop	566 sq.ft (52.58 m ²)
Split-level maisonette	1,030 sq.ft (95.69 m ²)
Total	2,518 sq.ft (233.93 m ²)

Lease Terms

The premises is available on a new Full Repairing and Insuring (FRI) lease for a term by arrangement subject to periodic rent reviews.

Rent

£36,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Shop RV	£12,250
Flat Council Tax	B

Service Charge

A service charge may be applicable. Further details are available on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.