

SMC
Brownill
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15

TEL: 01708 222790

To Let

ETCETERA
CONSTRUCTION SERVICES
ESSEX HOUSE

Ground floor retail premises in Upminster within a busy retailing location

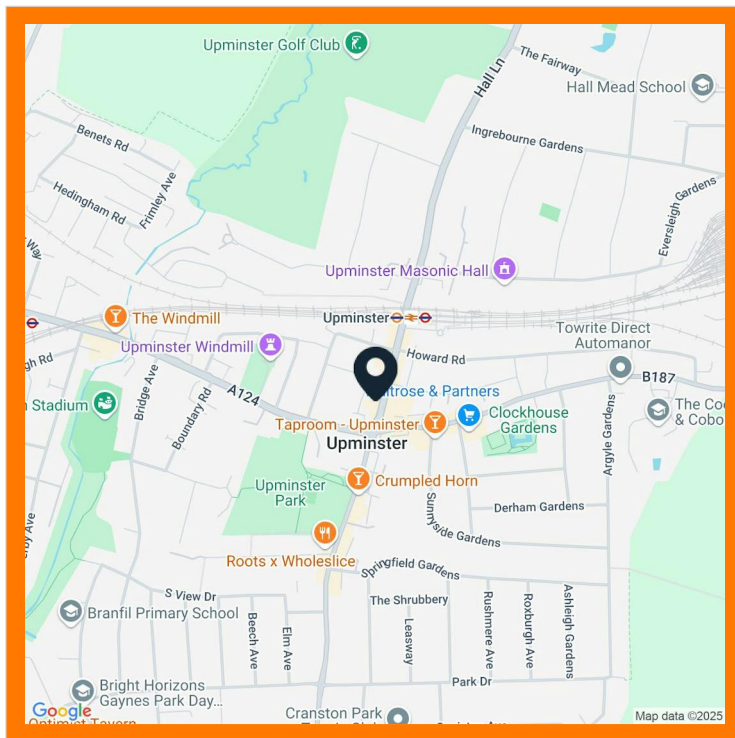
£32,000 per annum plus VAT

15 Station Road, Upminster, RM14 2SJ

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- Ground floor retail premises
- Excellent location Located in Upminster town centre close to Costa, Cafe Nero, Roomes of Upminster, Marks and Spencers
- Most recently used as a hair & beauty salon (suitable for a variety of retail uses)
- Available on a new lease from April 2025



Description

The property comprises a ground floor retail premises. The accommodation includes a front sales area with five partitioned treatment rooms (which could be reconfigured into an open plan sales space), kitchenette and WC facilities.

The property was most recently occupied as a hair & beauty salon, although could be suitable for a wide variety of retail uses (STP). The property includes tiled flooring, suspended ceiling, glass shop frontage, with long shop depth (approximately 18m). The property has the benefit of mains water, electricity, and drainage.

Location

15 Station Road is located in Upminster town centre, an suburb located in the London Borough of Havering. Upminster is approximately 18 miles from central London, 4 miles from Romford, and 1.5 miles from the A127 which provides access to the M25, East London and Essex.

Upminster Rail Station is nearby, providing regular C2C services to Fenchurch Street in 22 minutes. The location benefits from excellent road, bus, tube and overground train links.

The property is located nearby to Waitrose, Aldi, Superdrug, Anytime Fitness, M&S Food, Costa Coffee, Cafe Nero, Pizza Express, Brewdog Upminster, Wimpey, Holland and Barrett, Roomes of Upminster and many other shops, cafes, and restaurants within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Sales (with ancillary)	1,232	114.46
Total	1,232	114.46

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 15, Station Road, Upminster, Essex, RM14 2SJ

Description: Shop and premises

Rateable Value: £24,500

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:

<https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Planning

The premises are understood to have been used as a hair & beauty salon. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the London Borough of Havering planning authority that their use is acceptable under these new changes.

Lease Terms

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£32,000 per annum. We are informed VAT is payable on the rent.

Business Rates

Rateable Value of £24,500

Energy Performance Certificate

E (113)

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