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To Let



Ground Floor Retail Premises in Rainham, London
Borough of Havering - LET

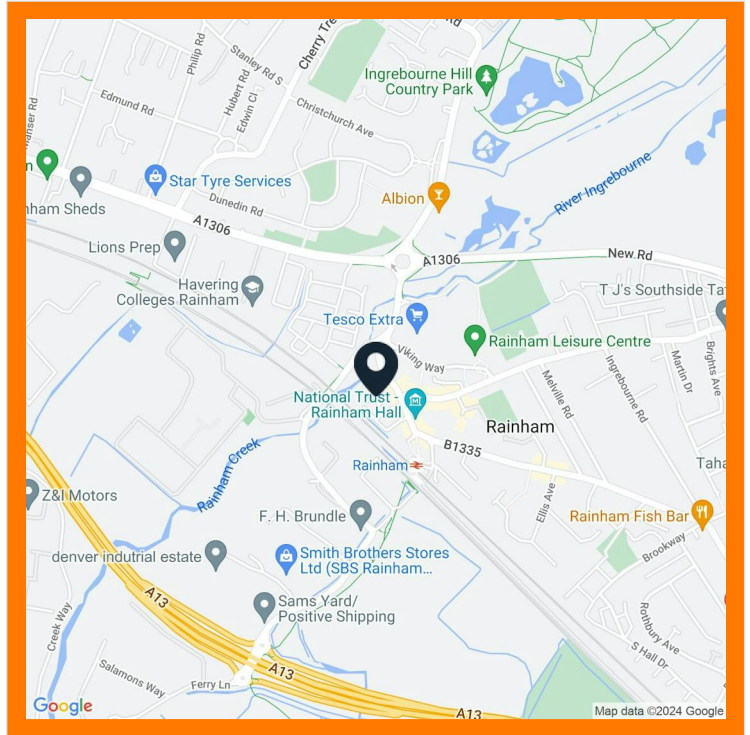
£12,500.00 per annum

24 Broadway, Rainham, RM13 9YW

01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor shop premises
- Located on Broadway in Rainham town centre
- Located close to Tesco Extra supermarket
- Would suit a variety of retail uses
- Small business rate relief should apply



Description

The property comprises a ground floor shop premises. The internal accommodation includes a front sales area with rear store room and kitchen/WC facilities. Externally to the rear is a garden/rear yard space.

Location

The property is located on Broadway in Rainham, Essex. The property is approximately 3.8 miles from Hornchurch town centre and 2.4 miles from Elm Park. The Broadway parade includes a variety of local traders including professional firms, a hair salon, and takeaway uses. Tesco Extra supermarket is located less than 0.25 miles away. The property is located close to bus routes providing services to Hornchurch, Romford, Upminster, Barking, etc. Rainham overground train station is located approximately 0.2 miles from the property.

Accommodation

Description	sq ft	sq m
Front Sales Area	268.34	24.93
Rear Store	106.67	9.91
WC's	-	-
Total	375.01	34.84

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 24 Broadway, Rainham, Essex, RM13 9YW
Description: Shop and premises
Rateable Value: £6,200

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Lease Terms

The property is offered on new lease for a minimum term of three years at a rent of £12,750 pa. The landlord will consider a period of rent free for a suitable tenant.

Rent Deposit

The landlord will seek a minimum 3 month rent deposit to be held over the term of the lease.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (86)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

