



## 268 Heathway, Dagenham, RM10 8QS

Ground Floor Retail very close to Dagenham Heathway Tube station - LET

<b>Tenure</b>	To Let
<b>Available Size</b>	566 sq ft / 52.58 sq m
<b>Rent</b>	£27,500 per annum
<b>Rateable Value</b>	£15,750
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- High footfall location on Heathway very close to Dagenham Heathway Tube station
- Most recently used as a hair salon / barbers (old A1 (now Class E), but may suit other retail uses
- Available on a new lease
- Ground floor retail premises
- Nearby occupiers include Lidl, Paddy Power, Iceland, Subway and various local traders

# 268 Heathway, Dagenham, RM10 8QS

## Summary

<b>Available Size</b>	566 sq ft
<b>Rent</b>	£27,500 per annum
<b>Rateable Value</b>	£15,750
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a ground floor retail premises. The property has most recently been used as a hairdressers / barbershop. The property includes a sales area with ancillary kitchenette and WC facilities. There is a large shop window frontage which benefits from electric security shutters.

## Location

Located on the main retail thoroughfare very close to Dagenham Heathway Underground Station (District Line). Dagenham lies on the A1240 and is approx. 12 miles east of central London. The location benefits from various bus routes to and from the East London / Essex area.

Nearby occupiers include Papa John, Lidl, Iceland, Paddy Power, Subway, Heathway Shopping Centre and a range of local traders.

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 268, Heathway, Dagenham, Essex, RM10 8QS

Description: Shop and premises

Rateable Value: £15,750

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

## Planning

The premises are understood to have A1 consent. 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 Barking and Dagenham planning authority that their use is acceptable under these new changes.

## Lease Terms

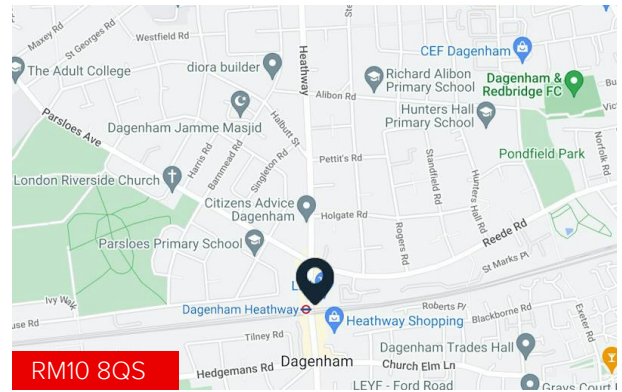
The property is available on a new lease on terms to be agreed, tenant responsible for repair, decoration, property insurance premium, rates and utility charges.

## Rent

£27,500 pa, payable quarterly in advance. We are informed VAT is NOT payable on the rent.

## Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.



## Viewing & Further Information

**Francois Neyerlin**

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

**More properties @ [smcommercial.co.uk](https://www.smcommercial.co.uk)**

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## Viewing Arrangements

For further information or accompanied viewings, please contact the agent:

Francois Neyerlin

Telephone: 01708 973700

Email: francois.neyerlin@smcommercial.co.uk

Viewings strictly via appointment with the agent only.

## Video

- - <https://www.youtube.com/watch?v=2U9xqzGOWcQ>