



SMC
Brownill
Vickers

To Let



New build corner office / retail premises in Gidea Park (close to Elizabeth Line train station)

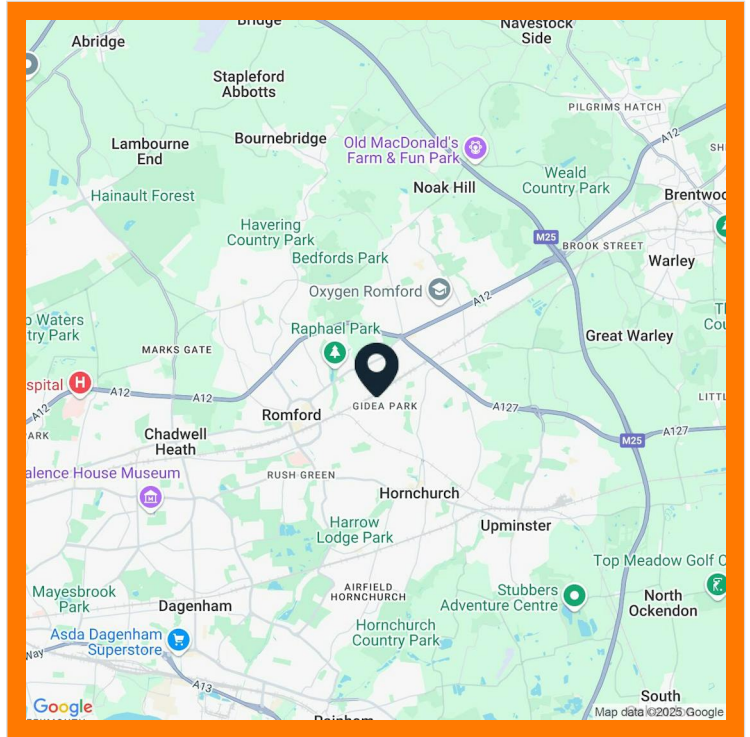
£22,000 per annum

168b Balgores Lane, Gidea Park, RM2 6BS

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- New build corner ground floor retail premises
- Excellent corner location in Gidea Park (London Borough of Havering) and a short distance from Gidea Park Elizabeth Line station
- Potential for a variety of commercial uses (shop, clinic, dental, medical, office, etc)



Description

The property comprises a new built ground floor retail unit. The property will include a rectangular open retail / office space with front shop window frontage and part side window frontage. The property will be offered with painted walls, spot lighting, electric wall mounted heating, rear WC facilities ready for tenant decorative fit out. The property is likely most suitable for office / consulting / clinic or other class E uses.

Location

The property is located on Balgore Lane on the corner with Fairholme Avenue in the Gidea Park area of Havering. Balgore Lane leads to Main Road (A118) which provides access to Romford town centre and Gallows Corner roundabout.

Gidea Park is an neighbourhood close to Romford. The property is located within the main retailing centre close to Gidea Park station. Nearby occupiers include Kervan Kitchen, T.A. Newman & Sons Funeral Directors, newsagents and various coffee and food uses.

Gidea Park station is located 100m away and Romford town centre / train station is approximately 1.5 mile east (both offering access to the Elizabeth Line). The A12 and M25 are within good access for routes around greater London and Essex.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	511	47.47	Let
Total	511	47.47	

Rateable Value

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The premises is a new build unit with a Class E planning use (Planning: 'Single storey side extension with Class E use' ref: P1412.24). 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 Havering Planning Department that their use is acceptable under these new changes.

We advise a prospective tenant to make their own enquiries and take professional advice.

Lease Terms

Available to let by way of a new lease on terms to be agreed.

Rent Deposit

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

Rent

£22,000 pa. We are informed VAT is NOT payable.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Energy Performance Certificate

A (24)

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