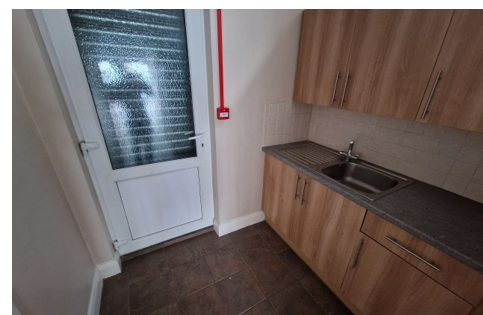
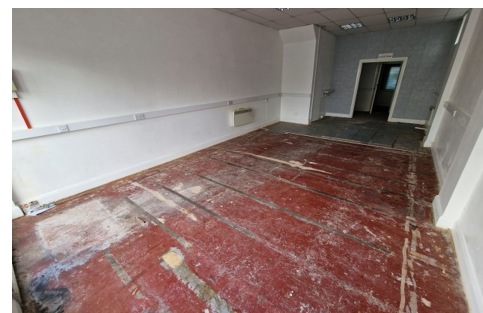


## RETAIL SHOP - APPROX. 524 SQ. FT. (49 M. SQ.)

Price: £11,500 - PER ANNUM EXCLUSIVE

Ref: V6633E



### Location

**Town:** CORRINGHAM ROAD, STANFORD-LE-HOPE

The premises is situated within an established parade of shops, just 0.2 miles from Stanford-le-Hope train station and benefits from free lay-by parking to the front of the shop. Other retailers in the parade include various eateries, a pet shop, dental practice and barber shop to name a few.

### Premises

SEMI-DETACHED RETAIL SHOP with forecourt area, fascia board, electric roller-shutter, glazed frontage and double glazed entrance door leading into the premises which measures approximately 524 sq. ft. (49 M. SQ.) and is arranged as follows:

MAIN SALES AREA measuring approximately 23'04 x 14'03 = 334 sq. ft. and 10'08 x 6'06 = 70 sq. ft. meaning a total main sales area of 404 sq. ft. with suspended ceiling, strip-lighting and wall-mounted electric heaters. There is a small under-stairs store to the rear of the main sales area and an opening which leads through to a SECONDARY AREA measuring approximately 6'06 x 10'08 = 70 sq. ft. A door off this area leads through to a KITCHENETTE measuring 5'03 x 7'00 = 37 sq. ft. and a WC measuring approximately 2'06 x 5'02 = 13 sq. ft. A door at the rear of the kitchenette, with secure roller-shutter, leads outside to a SMALL COURTYARD AREA.

### Tenure - Leasehold

New lease available for a term to be agreed at a commencing rental of £11,500 per annum exclusive.

### Business Rates

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The premises is subject to a rateable value of £6,400 resulting in zero business rates payable should small business rate relief apply to the ingoing tenant.

## Legal Costs

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The ingoing tenant is to be responsible for the cost of the Law Society Lease.

## Inventory Details

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A detailed inventory of fixtures and fittings will be prepared and supplied at the point of sale.

## Finance Information

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Finance and business loans are available from leading high street banks with attractive finance options. We can arrange for you to speak to a national firm of Business Finance Brokers or alternatively put you in touch with a major high street bank for a free under no obligation discussion or consultation.

## Business Summary

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A good-sized shop situated in a good trading location just 0.2 miles away from the Stanford-le-Hope train station. Suitable for various E-class uses. Keys available for inspection by appointment.

## Additional Images

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### Disclaimer

*Whilst every care is taken to ensure that these particulars are correct, accuracy is no way guaranteed and none of the information supplied forms part of any contract. Acceptance of these particulars constitutes a contract to the effect that all negotiations for the business or property will be made through Bradleys Countrywide otherwise the purchaser will be equally responsible with the vendor for damages equal to the amount of our commission.*