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To Let

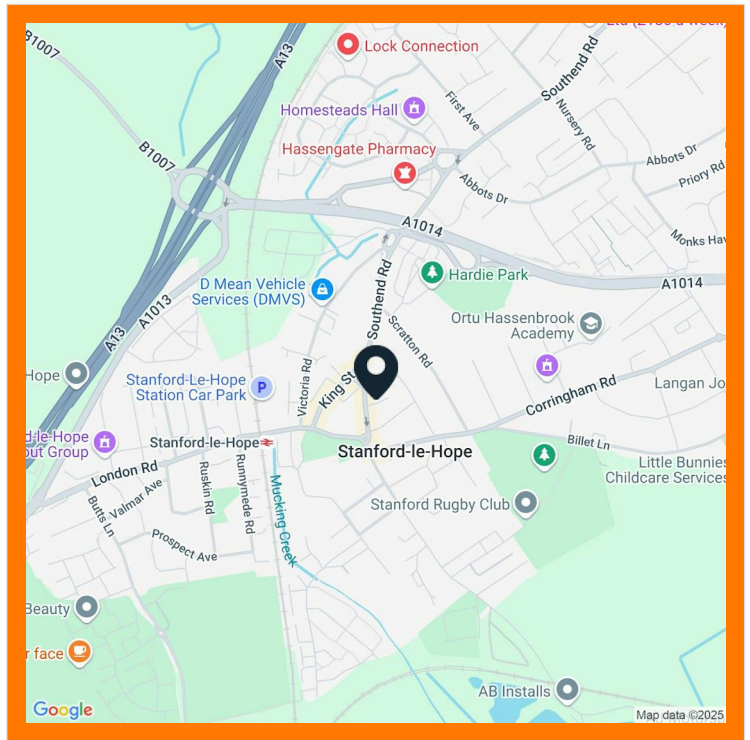
Ground floor retail premises in Stanford-le-Hope
£9,000 per annum

5 The Precinct, High Street, Stanford-le-Hope, SS17
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- Ground floor retail premises to let
- High Street location in Stanford-le-Hope, Thurrock
- Ideal for a new / small business
- Available on a new flexible lease
- Small business rate relief should apply



Description

The property comprises a ground floor retail premises with shop front window and open plan sales area with rear store / office and rear WC facilities. Previously occupied by a gift / card store, and suitable for a variety of retail / service uses. The property is overlooking a communal car park adjacent to the High Street. There is a rear service yard area.

Location

The property is located within the Precinct, off High Street in Stanford-Le-Hope in the Thurrock area of Essex. Stanford-Le-Hope is a short distance from the A13 (Stanford-Le-Hope bypass).

Within close proximity is a variety of local and national retailers including Co-operative supermarket, Coral and various local traders. There is easy access to Stanford-Le-Hope railway station on line to London Fenchurch Street and the main A13 road leading to the M25 Motorway, Docklands and Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front retail area	572	53.14
Ground - Rear store / office	71	6.60
Total	643	59.74

Rating Assessment

We are informed the property has a rateable value of £6,800. The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent Deposit

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

Rent

£9,000 pa. Rent to be paid monthly or quarterly. We are informed VAT is NOT payable on the rent. The landlord won't allow beauty uses.

Business Rates

Rateable Value of £6,800 Small business rates relief should apply

Energy Performance Certificate

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