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To Let

CHELVAH HOMES

306
St Mary's Lane

306a

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Ground Floor Office / Retail with frontage to St
Mary's Lane in Upminster

£15,950 per annum

306 St Marys Lane, Upminster, RM14 3HL

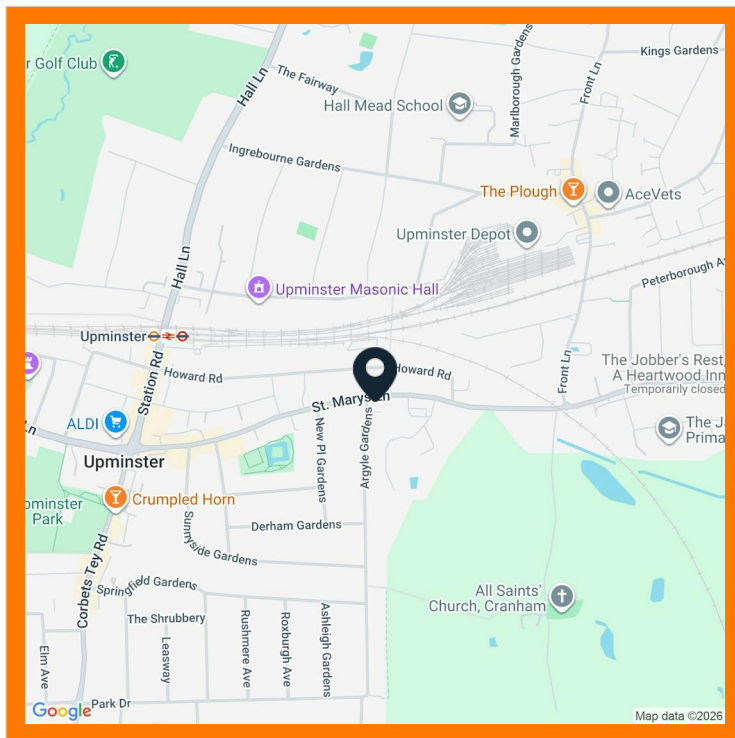
01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor retail / office accommodation
- Located with frontage to St Mary's Lane in Upminster
- Potentially suitable for a wide variety of uses such as retail, office, medical, beauty, etc
- Small business rate relief should apply
- Available on a new lease



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Licensed & Leisure | Commercial | Residential



Description

The property comprises a ground floor retail / office with ancillary accommodation. Internally there is a front sales / office area, rear office, kitchenette and WC facilities. The property benefits from electric, water and drainage. The property has most recently been used for an office use and could be suitable for a variety of Class E uses.

Externally there is a front parking area / external display area.

Location

The property is located with frontage to St Mary's Lane in Upminster. The location is around 0.25 mile from the main retailing section of Upminster town centre.

The property is close to Coopers School, Royal British Legion and a number of other commercial uses, amenities, with mainly residential in the wider area. St Mary's Lane is key route from Upminster and Havering to Cranham, Junction 29 of the M25, and outer Essex / Brentwood / Thurrock areas. Within Upminster centre there are range of shops including Waitrose, M&S Food, Holland & Barrett, Boots, etc.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Sales / Office Area	424	39.39
Ground - Rear Office	114	10.59
Ground - Kitchenette	61.33	5.70
Total	599.33	55.68

Rateable Value

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

Address: Gnd Floor 306, St Marys Lane, Upminster, Essex, RM14 3HL
Description: Shop and premises
Rateable Value: £7,000

Small business rate relief should be available for an incoming tenant.

We would advise interested parties to carry out their own check to verify any potential rates obligation.

Lease Terms

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

Rent

£15,950 per annum. VAT status tbc.

Rent Deposit

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

Identity Checks

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

Business Rates

Rateable Value of £7,000 Small business rates relief should apply for an incoming tenant

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

