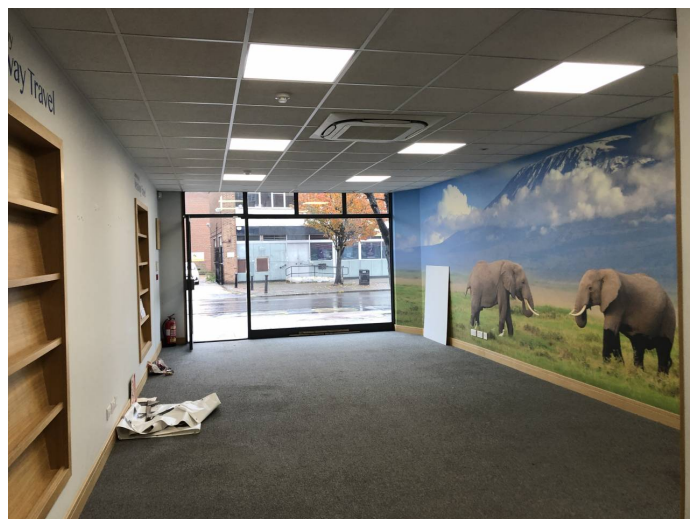


17 STATION ROAD, UPMINSTER, RM14 2SJ

TO LET - HIGH STREET RETAIL PREMISES WITH BASEMENT STORES

1,037 sq.ft (96.34 m²)



Location

The property is situated on the west side of Station Road, Upminster between its junctions with Gaynes Road and St Mary's Lane. Upminster main line station is within a few minutes walk and Station Road leading to Hall Lane provides access to the A127, approximately 1.5 miles away. Station Road forms the main high street of Upminster with nearly retailers including Costa Coffee, Marks & Spencers and Roomes Department Store.

Accommodation

The property comprises a ground floor retail unit with ancillary stores and staff facilities plus basement storage

Ground Floor Sales	885 sq.ft (82.22 m ²)
Kitchen/Stores	152 sq.ft (14.12 m ²)
Ground Floor Total	1,037 sq.ft (96.34 m ²)
Basement	323 sq.ft (30.01 m ²)

Terms

An new effectively full repairing and insuring lease for a term to be agreed.

Rent

£29,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is not currently applicable.

Rates

Rateable Value	£19,500
UBR (2019/2020)	£0.499
Rates Payable	£9,730

Energy Performance Asset Rating

E 101-125	102 This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices are subject to VAT

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com