

SHOP TO LET

3 Derwent Parade, South Ockendon, RM15 5EF



Location:	<p>South Ockendon has a catchment population of 78,000 and is situated about 3 miles north of Grays. The town has excellent communications, being within 2 miles of the A13 and junction 30 of the M25 motorway.</p> <p>This retail unit forms part of Derwent Shopping Parade, which holds a twice weekly street market. Occupiers close by include Tesco, Boots, Greggs, William Hill and the Post Office. The adjacent unit has recently been let to Domino's Pizza.</p>
Accommodation:	<p>The property comprises a lock-up shop unit of approximately 57m². It is currently laid out to provide a retail unit with WC and rear office/store. The retail unit has glazed display windows and door, and benefits from roller shutters to the front elevation. There is a rear yard shared with the adjacent units which can be used for refuse storage and access.</p>
Use:	<p>The property is suitable for A1 retail use and so could be used for most retail purposes subject to the landlord's consent. Change of use may be possible for other types of businesses but we advise that interested parties make their own enquiries with our planning department. Any change of use will require the landlord's consent and approval.</p>
Lease:	<p>A 5-year lease at an initial rent of £10,000 per year (subject to contract). The tenant will be responsible for all outgoing including repairs, rates and reimbursement of the insurance premium. The tenant will also meet the council's costs in granting the lease.</p>

Rates:	The current rateable value of the property is £8,600. Current rates payable are approximately £4,010 for 2017/18. The tenant may qualify for small business relief businessrates@thurrock.gov.uk . Prospective tenants are advised to make their own enquiries and satisfy themselves as to the accuracy of costs.
Enquiries:	For enquiries call ☎ 01375 652 067 or email assets@thurrock.gov.uk .
New business:	We recommend new entrepreneurs seek advice from The Growth Hub, www.bestgrowthhub.org.uk ☎ 01702 417 765

These particulars do not constitute any part of an offer or contract. Any intending lessee must satisfy themselves as to the correctness of each of the statements contained herein. No warranty is given or implied in respect of the premises or of the suitability of the property for any purpose. No services have been tested and prospective occupiers should check their operation. 03/2019