

# 224-226 Heathway, Dagenham

RM10 8QS

## Key Features

- Prominent Position
- Immediate Occupation
- Various Uses Available
- Double Frontage

## Tenure

Leasehold

## Terms

The premises are available by way of a sublease or assignment of the existing lease expiring 21/04/2026.

## Business Rates

The current Rateable Value of the property is £29,750.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## EPC

C – 61

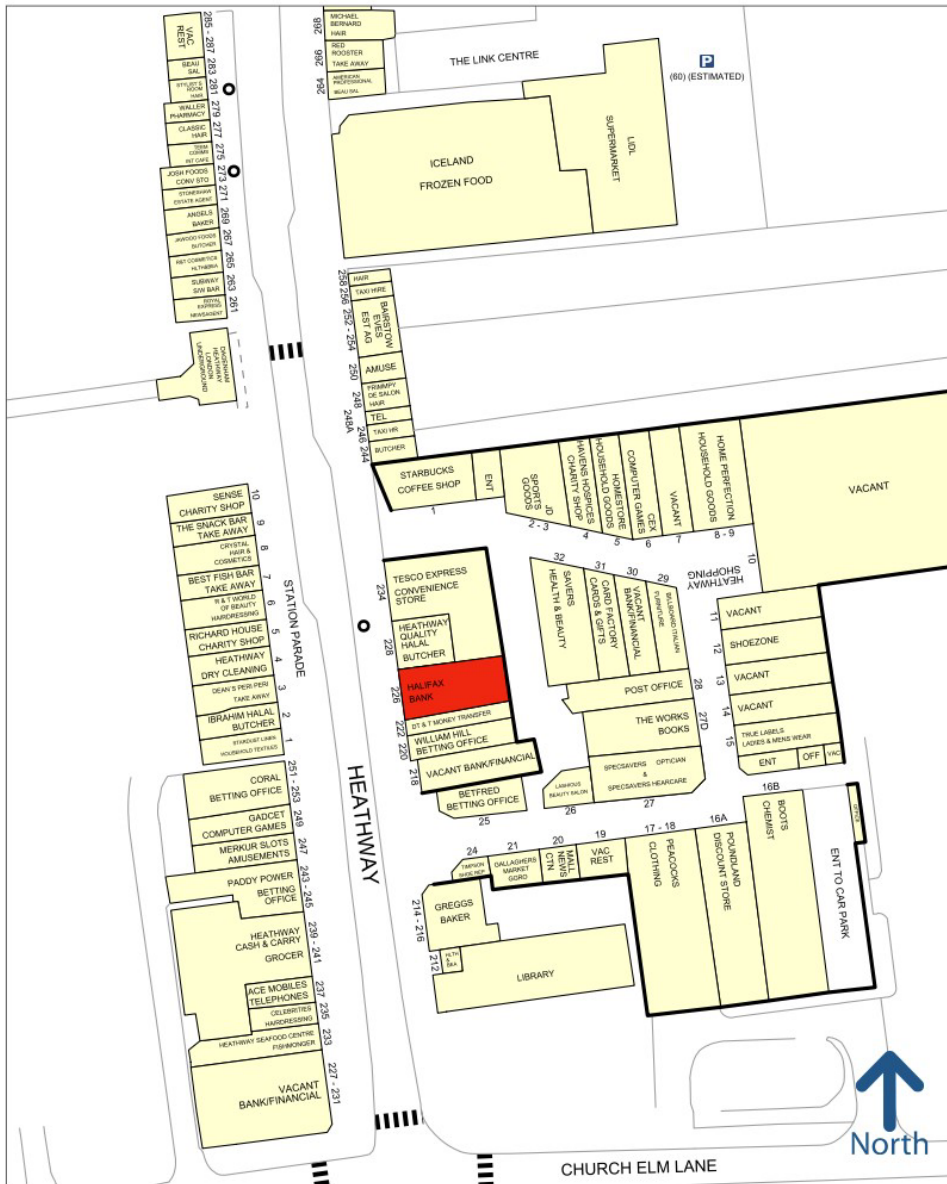


**Passing Rent**

£52,000 pa

**Accommodation**

233 m<sup>2</sup> / 2,510 ft<sup>2</sup>



Experian Goad Plan Created: 21/05/2024  
Created By: CBRE Limited

50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

## Location

Dagenham is a suburb located in East London. It forms the eastern part of the London Borough of Barking & Dagenham and is located 12 miles east of Central London.

The subject unit is located on Heathway, the main retail thoroughfare. Nearby occupiers include **Tesco Express**, **Greggs**, **Starbucks** and a number of local independent retailers.

## Description

The premises is arranged over three floors. The ground floor consists of the former banking hall and the first floor/basement is ancillary accommodation.

## Floor Areas

Floor	Area Sq. m.	Area Sq. ft.
Ground	172	1,851
First	43	465
Basement	18	194

## Contact Us

VIEWINGS STRICTLY BY  
PRIOR APPOINTMENT  
THROUGH:

Charlie Gallop

T: 020 7182 2556

M: 07833 483 986

E: [charlie.gallop@cbre.com](mailto:charlie.gallop@cbre.com)

Matt Fordham

T: 020 7182 2788

M: 07818 533 504

E: [matt.fordham@cbre.com](mailto:matt.fordham@cbre.com)

CBRE LIMITED

Henrietta House

Henrietta Place

London W1G 0NB

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statement or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT.