

SHOP TO LET

**Former ATM, 2-4 Derwent Parade,
South Ockendon, RM15 5EF**



Location:	<p>South Ockendon has a catchment population of 78,000. The town is situated about 3 miles north of Grays and 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 the Derwent shopping parade, which holds a twice weekly street market. Occupiers close by include Tesco, Boots, Greggs, William Hill and the Post Office.</p>
Accommodation:	<p>The property comprises a lock-up shop unit of approximately 17 square metres. It is a display unit with windows and door and benefits from electric roller shutters to the front elevation. The unit is of a rectangular shape and is without the benefit of a washroom facility or storage. This has been reflected in the rental value of the premises.</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:	A 5-year lease at an initial rent of £4,500 per annum (subject to contract). The tenant will be responsible for all outgoings, including repairs, rates and reimbursement of the insurance premium. The tenant will also meet the council's costs in granting the lease.
Rates:	The rateable value of the property is £3,750. Prospective tenants should go to thurrock.gov.uk/business-rates for further information.
Enquiries:	For enquiries or to arrange for a viewing call ☎ 01375 652 067 or email assets@thurrock.gov.uk .
New business:	We recommend new entrepreneurs seek advice from the BEST 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