



178 St. Marys Lane
Upminster,
Essex,
RM14 3BT

TO LET, UPMINSTER ESSEX, RETAIL 'E' CLASS PREMISES
IN APPROX. 532 SQ.FT.



Property:

All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis.

Main Retail space 411 sq.ft. Kitchen with adjoining WC 125 sq.ft. Rear yard 180 sq.ft. which can be accessed/used on an informal basis, but not however included in the lease.

Features:

- On Busy St. Mary's Road
- Immediately Available STS
- Approx. 532 Sq.Ft. Overall
- Rear Yard & Forecourt Display
- Suit Many Uses
- 50 Yards From Waitrose!

**Tenure:**

To let on terms to be agreed, by way of a FR&I lease at a rent of £20,000pa.

Business Rates:

The most recent rating assessment shows a value of £9,700, and being under the current threshold, qualifying occupants will be able to claim 100% Small Business Rates relief.

Legal Fees:

The incoming tenant will be responsible for the landlords legal fees.

Energy Performance Certificate:

A copy of the EPC is available on request, which has a rating of 'E' (101-125) valid until 13th May 2035.

Viewing:

All arrangements to view are via Gerard Biagioni on 01702 311 037.