

43 Calcutta Road, Tilbury

RM18 7QT



To Let

544 sq ft

(50.54 sq m)

£22,500 per annum

Class E Retail Unit

- Local Neighbourhood Parade
- Close to rail station
- New lease terms

Location

Tilbury lies approximately 26 miles south east of Central London. It can be accessed via the A1089, which links with the A13 approximately 5 miles to the north. Tilbury railway station provides regional rail services including services to London and additionally numerous bus routes serve the area, Calcutta Road forms part of the A126 and is a continuation of Dock Road in the town centre. The parade lies on the south side of the road opposite its junction with Toronto Road. Nearby occupiers include Tesco Express.



Description

A mid terraced ground floor retail unit which includes rear WC's via separate access.

Accommodation

The accommodation comprises the following net internal areas:

Description	sq ft	sq m
Sales Area	460	42.74
Stores/WC	84	7.80
Total	544	50.54



Terms

The property is offered on new lease terms to be agreed.

Rent

£22,500 per year exclusive.

Planning

Uses falling with Use Class E.



Business Rates

The property has a rateable value of £6,700 qualifying it for Small Business Rates Relief.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.

Summary

Available Size	544 sq ft
Rent	£22,500 per annum
Rates Payable	£2,559.40 per annum
Rateable Value	£6,700
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	C (33)

Viewing & Further Information

Mark Mannering

01277 289150 | 07896 768002

enquiries@mjmpropertyconsultants.co.uk