



27/1 The Mall, Heathway, Dagenham, RM10 8RE

A unit located within The Mall on Dagenham Heathway, suitable for a variety of retail or leisure users that will benefit from a busy centre

- Large open plan retail area within popular local Shopping Centre
- All uses considered, subject to planning and landlord approval
- Flexible lease terms available and ready for immediate occupation
- Located in popular local shopping area around Dagenham

Summary

Available Size	4,503 sq ft
Rent	£24,000 per annum
Rates Payable	£12,849.25 per annum We do recommend ingoing tenants make their own further enquiries to the local authority
Rateable Value	£25,750
Service Charge	£22,343.30 per annum Expected charges for 2024.
VAT	Applicable
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor retail area	2,755	255.95
Lower Ground ancillary area	1,748	162.39
Total	4,503	418.34

Description

The unit is in a prominent position within the centre and has a prominent ground floor sales area. On the lower ground is further space suitable for storage and ancillary uses.

The ground floor has suspended ceilings, incorporated light boxes, polished tiled floors and one main entrance point. The lower ground has a WC and an area for storage or office use.

Location

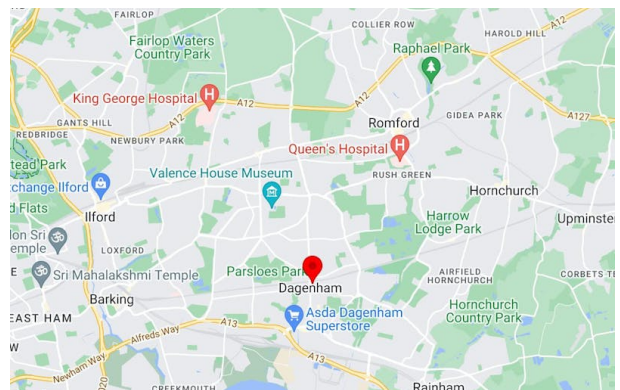
The property is located at Unit 19 within Heathway Shopping Centre. This is at the top of the Heathway opposite Dagenham Heathway Station providing access onto the District Underground Line. It is approximately 1 mile to the A13 which provides access towards central London or Essex. Other main retailers in the area include Lidl, Boots, Tesco, JD Sports, CeX, Poundland and Iceland.

Terms

We are seeking proposals to be submitted on the basis of a 5 year lease with a rolling landlord break in December 2027.

Legal Costs

Each party to bear their own legal costs in the transaction.



Viewing & Further Information

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