



224-226 Heathway, Dagenham, RM10 8QS

A well positioned, accessible, and community-oriented part of Dagenham, making it a strategic location for retail traders and other business

- Excellent trading position on popular local shopping parade
- E uses will be considered, subject to approval from the landlord
- Good transport links onto the Underground, A13 and M25
- New 5 lease available

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	3,553 sq ft
Rent	£45,000 per annum
Rates Payable	£14,845.25 per annum We do recommend ingoing tenants make their own further enquiries with the local authority
Rateable Value	£29,750
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Lower ground floor	710	65.96
Ground floor retail	2,004	186.18
First floor	839	77.95
Total	3,553	330.09

Description

The property is arranged over 3 floors with a large open retail area fronting onto Heathway across 2 glazed shop fronts. To the rear is a WC and access to the first floor offices in addition to 2 WC blocks as well as access into the basement where storage is possible although head height is restricted.

Offers will be considered for all E class uses

Location

The area is well-connected and offers a mix of residential and commercial properties, making it a desirable location for various types of businesses.

It is close to Dagenham Heathway Underground Station on the District Line, providing easy access to Central London and other parts of the city. Several bus routes also serve the area, enhancing connectivity.

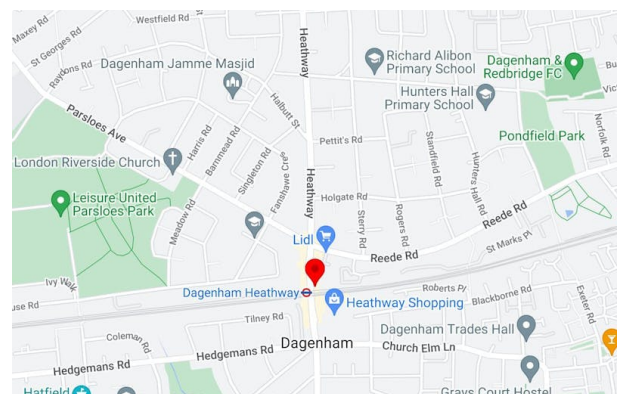
Heathway is also a main thoroughfare in Dagenham, providing straightforward road access to major routes, including the A13, which connects to central London and the M25 motorway. The immediate area features a range of retail shops, including local businesses, chain stores, supermarkets, cafes, and restaurants.

Term

We are able to grant a new 5 year lease Outside of the Landlord and Tenant Act 1954 with a rolling mutual break option from December 2027.

Legal Costs

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



Viewing & Further Information

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