



PROMINENT RETAIL PREMISES APPROX. 623 SQ FT (57.8 SQ M)

Rent: £16,000 Per Annum

10 Commonwealth House
Montreal Road
Tilbury
Essex
RM18 7QX

- Parade location
- Glazed frontage
- Security roller shutter
- LED lighting
- Public car park to the front
- Toilet

10 COMMONWELTH HOUSE, MONTREAL ROAD, TILBURY, ESSEX, RM18 7QX

Location

The property occupies a prominent position with a parade of shops fronting Montreal Road. Local occupiers include Tesco Express, Betfred, Ladbroke's and Tilbury Community Leisure Centre. The A13 is approximately 4 miles North, providing a link to the M25 at Junction 30. Tilbury Town Train Station is approx. 0.5 miles away, providing a service to London (Fenchurch Street) in approx. 41 minutes.

The Property

The property occupies a prominent position with a local shopping parade. To the front, there is a full width glass frontage with electric roller security shutter. Internally, there is open plan floor space with a small toilet and store room to the rear. The property benefits from suspended ceiling with LED lighting.

To the front is a free car park.

Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Unit 10	623	57.88
TOTAL	623	57.88

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

£16,000 per annum exclusive.

All other outgoings are payable in addition.

Costs

All other outgoings payable in addition such as utilities, business rates, building insurance and service charge. The service charge is applied on an 'ad hoc' basis as and when communal expenses arise.

VAT

We are advised VAT is NOT payable on the rent.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating is C52, expiring November 2035.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

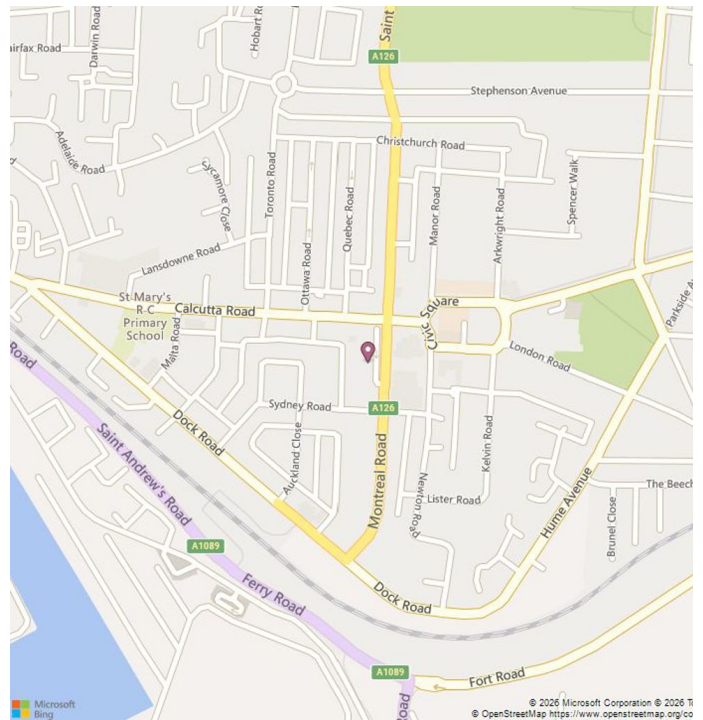
The Rateable Value is £5,700 (20206). Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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