

10 Broxburn Parade, South Ockendon

RM15 5QZ



To Let

955 sq ft

(88.72 sq m)

£21,000 per annum

Class E Unit

- Neighbourhood Parade
- New Lease
- Former restaurant
- Fitted with Kitchen & Extraction

Location

Broxburn Parade is an established local parade of shops serving the surrounding residential community. The parade provides a convenient range of local retail and service occupiers, benefiting from regular pedestrian and passing traffic generated by the surrounding residential population. The location is readily accessible by both car and public transport, with South Ockendon town centre and railway station providing further amenities and transport connections nearby.

Description

A ground floor Class E retail unit formerly used as a restaurant. The unit includes a fitted restaurant kitchen with extraction, single WC and stores. Note that many of the fixtures and fitting shown in the photographs are to be removed. Items remaining will be advised in due course.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Sales Area	684	63.55
Ground	Kitchen & Stores	271	25.18
Total		955	88.73

Terms

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

Rent

£21,000 per year exclusive of business rates, insurance, and utilities.

Planning & Use

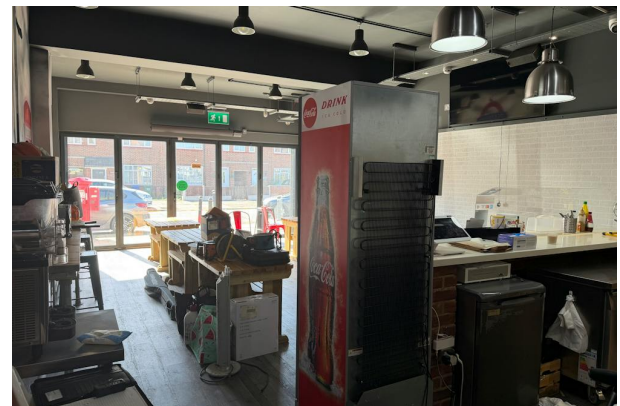
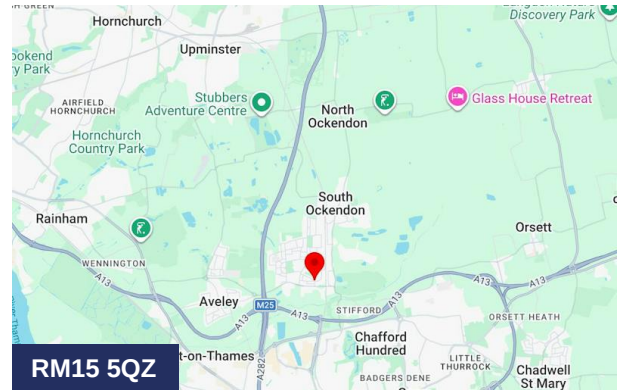
The unit has previously been used for the purpose of a restaurant. Similar and other Class E uses will be considered.

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 are legally required to undertake identity checks to comply with these obligations.

Administration Fee

Upon terms being agreed the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any AMLR checks and referencing fees incurred.



Summary

Available Size	955 sq ft
Rent	£21,000 per annum
Rates Payable	£3,225 per annum
	The property qualifies for Small Business Rates Relief
Rateable Value	£7,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Viewing & Further Information

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