

90 Rainham Road, Rainham, Essex RM13 7RJ



Prominent Showroom suitable for “E” Class Uses*
TO LET

Approx. 2,372 sq ft (220.5 sq m)

- Fully refurbished to an excellent standard
- Prominent position fronting busy Cherry Tree junction
- 2/3 parking spaces to front
- Opposite Pay & Display car park
- Staff room & Kitchen
- * “E” Class uses include retail/A2/office/health/leisure

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property lies opposite the busy Cherry Tree junction with a Pay and Display Car Park nearby to Tesco Express, KFC, The Dragon Inn, Best Friends Vets and CG Hair Salon. Rainham Station is approximately 1.1 miles away, providing a service to London (Fenchurch Street) in around 25 minutes. The National Motorway network is available via the A13 approximately 1.5 miles due South and M25 approximately 6 miles to the East. Rainham is part of the London Borough of Havering, having a population of c.257,000 (2018).

The property

A semi-detached ground floor property comprising a glazed frontage with two pedestrian doors leading to an open plan area. To the side is a kitchen and ladies/gents toilets. To the rear are double doors and side vehicular access. Rear doors for deliveries and fire exit only. Features include a new suspended ceiling with recessed lights and new central heating system. A maximum of three car parking spaces for cars only are positioned to the front.

Under the new "E" Class planning rules, uses including retail, office, health, leisure, financial services and day nurseries etc. are permitted.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate internal floor area is:

Ground floor:	220.5 sq m	2372 sq ft
Total:	220.5 sq m	2372 sq ft

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed outside the Landlord & Tenant Act, subject to periodic upward only rent reviews.

Note – we are advised the maximum lease term available is until 30th June 2030.

Figures

£22,500pax.

A BID Levy and building insurance are payable, further details on request.

EPC

The EPC rating is C73, expiring June 2029.

Business rates

The Rateable Value is £16,750, making the Rates Payable, approximately £8207.50pa (21/22).

Legal costs

Each party is to be responsible for the payment of their own legal costs.

References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

Schedule of Condition

Branch Associates are to prepare a schedule of condition requiring the tenant to return the property in no worse condition than taken. The cost of the schedule (£500 plus VAT) is payable by the ingoing tenant.

Agent's 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.

We have relied on floor areas prepared by a third party hence they should be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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