

## Unit G12/a Kemp Road, Chadwell Heath Industrial Park, Dagenham, RM8 1SL



### Commercial kitchen/business unit investment

### FOR SALE

- Ground floor divided into 5 kitchens for home delivery
- Open plan 1<sup>st</sup> floor space
- Recently fitted out
- Close A12/Chadwell Heath Train Station
- Front of the Estate
- 4 car spaces

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

### Location

The property forms part of an established and popular industrial estate lying approximately 3 miles to the south of the A12. Chadwell Heath Train Station is only 1 mile away, providing a service to London (Liverpool Street) in approx. 25 minutes.

### The property

A mid terrace unit at the front of the estate providing a ground floor space (unit G12) recently fitted out by our client to provide 5 separate commercial kitchens, let as below.

The first floor (G12a) provides open plan accommodation, accessed via an external staircase to the front and internal stairway to the rear. New toilet facilities have been constructed and LED lights installed. This space is also let as below.

Externally, four car parking spaces are located to the front.

### Accommodation

The approximate gross internal floor area is:

Ground floor	2,455 sq ft	228 sq m
1 <sup>st</sup> floor	2,283 sq ft	212 sq m
<b>Total</b>	<b>4,738 sq ft</b>	<b>440 sq m</b>

### Tenure

Freehold for sale, subject to the below.

### Tenancy details

Kitchen 1 let on a 1-year lease from 17/7/23 at £16,800pa  
Kitchen 2 let on a 2-year lease from 11/5/23 at £17,400pa  
Kitchen 3 – currently vacant and being marketed  
Kitchen 4 let on a 3-year lease from 22/1/22 at £19,200pa  
Kitchen 5 – recently let at £19,200pa  
1<sup>st</sup> floor let on a 5 year lease from 30/1/23 at £17,400pa

Interested parties are advised to check the current tenancy details.

The Landlord pays the building insurance, water and service charge for both floors. The Landlord pays the business rates on the ground floor, although, is in the process of reassessing so that each tenant pays their own rates.

The Landlord pays for the communal lighting, gas and rubbish collection in respect of the ground floor. All

tenants pay for electricity and the 1<sup>st</sup> floor tenant pays its own rates and refuse collection.

### Figures

On application.

### Legal costs

Each party to responsible for their own legal costs.

### Energy Performance Certificate

The EPC rating is D93.

### 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.

### Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Business Rates

The Rateable Value (2023) for G12 is £21,250pa and £20,000 in respect of G12a.

### Enquiries/viewing

Please contact Branch Associates on 01708 860696 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk) (Johnathan Branch)

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.