

# CHADWELL HEATH

# TO LET

**\*A3/A5 USE APPLIED FOR\***  
**SHOP/OFFICE TO LET IN BUSY LOCATION**  
**BENEFITTING FROM TWO PARKING SPACES AT THE REAR**



**213 HIGH ROAD, CHADWELL HEATH RM6 6NY**



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



## THE PROPERTY

The property offers the following approximate dimensions and floor area:

|                   |   |          |           |
|-------------------|---|----------|-----------|
| Gross Frontage    | - | 5.8m     | 19' 00"   |
| Internal width    | - | 5.5m     | 18' 02"   |
| Shop Depth        | - | 11.6m    | 38' 01"   |
| Ground Floor Area | - | 78.0 sqm | 841 sq.ft |

## PLANNING

The property has been used as a bookmaker for many years and thus is suitable for retail, office or sui generis usage. An application has also been made for Change of Use to Classes A3 and A5.

## COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

## LEASE

The property is available on a new effectively FRI lease for a term to be agreed at a commencing rental in the region of **£12,500 p.a. excl.**

## RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

|                 |   |         |
|-----------------|---|---------|
| Rateable Value  | - | £12,000 |
| UBR (2020/2021) |   | 49.9p   |

## EPC

An EPC is available upon request.

## LOCATION

The property occupies a good secondary corner location close to the junction with Whalebone Lane. The property forms part of a modern parade incorporating a **Vets 4 Pets** and benefits from exceptional prominence and two car parking spaces at the rear. There is a busy bus stop directly outside the property.

## GDPR

**General Regulations (GDPR) will take effect on 25 May 2018.**

**As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

## Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.**

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via joint agents



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## SMITHPRICE RRG

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