

179 ST MARYS LANE, UPMINSTER, ESSEX, RM14 3BU

FOR SALE - GROUND FLOOR RETAIL PREMISES

525 sq.ft (48.77 m²)



Location

The premises are situated on the north side of St Marys Lane (B187), Upminster a short distance from its junction with Station Road (B1421) which comprises Upminster's main retail parades, a mixture of local and national retailers, cafes and eateries. The property is opposite Waitrose Food Store.

Upminster Station, which serves London's Underground (Fenchurch St line) is a short walk from the property.

Accommodation

The property comprises a ground floor retail unit which includes kitchen and rear stores with WC. There are two parking spaces situated to the rear.

Ground Floor Sales including kitchen	427 sq.ft (39.67 m ²)
Rear Stores & WC	98 sq.ft (9.10 m ²)
Total	525 sq.ft (48.77 m ²)

Terms

The property is to be sold freehold with vacant possession.

Price

Offers in excess of £250,000 Subject to Contract

Planning

The property falls within Class E of the Use Classes Order.

Rates

Rateable Value	£9600
UBR (2021/2022)	£0.499
Rates Payable	£4,790

The property qualifies for Small Business rates Relief. Prospective buyers are advised to contact The London Borough of Havering Council for confirmation of business rates liabilities

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the sale price

Viewing & Further Information

Contact sole selling agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com