



3-5 Station Road

Upminster, RM14 2SJ

Ground floor café/Restaurant To Let

£60,000 per annum plus VAT

1,938 sq ft

(180.05 sq m)

- Available immediately
- 1938 Sq. Ft open plan space
- East London Location
- Freehold option available
- Equipment available by negotiation

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Summary

Available Size	1,938 sq ft
Rent	£60,000 per annum
Rates Payable	£38,750 per annum
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

Open plan ground floor trading area, with customer W/c's. Rear storage area and prep kitchen.

Equipment available by separate negotiation.

Location

Upminster is an affluent London suburb, located 20 miles east of central London, and 3 miles south-east of Romford within the M25 Motorway. Upminster Rail Station is nearby, providing access to Fenchurch Street in 22 minutes.

The property lies at the junction of the A124 and B1421 in a prominent town centre position between Pizza Express and Costa Coffee. Other national retailers nearby include M&S Simply Food, Waitrose, Aldi, NatWest, Lloyds Bank, Greggs, and Superdrug.

Accommodation

The accommodation comprises the following areas:

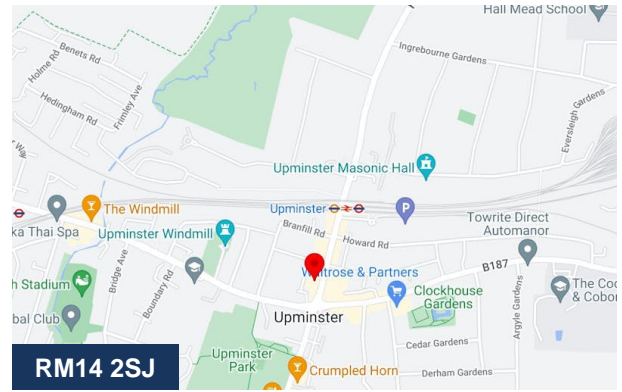
Name	sq ft	sq m	Availability
Ground - 3-5 Station Street	1,938	180.05	Available
Total	1,938	180.05	

Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered to let on a new 5 - 10 year lease agreement at a passing rent of £60,000 per annum plus VAT and buildings insurance.



Viewing & Further Information

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