



13 Willow Parade

Moor Lane, Upminster, RM14 1DZ

Ground floor takeaway unit To Let

£16,000 per annum plus VAT

495 sq ft

(45.99 sq m)

- Outside the 1974 Landlord & Tenant Act
- Busy shopping Parade
- Cranham/Upminster location
- Previously used as a takeaway
- 495 Sq Ft space
- Available immediately
- All uses considered STTP

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Summary

Available Size	495 sq ft
Rent	£16,000 per annum
Rates Payable	£6.15 per sq ft
Rateable Value	£6,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

Description

Situated on the ground floor of 13 Willow Parade, this vacant retail unit is clear and mostly open plan with its most recent use being a takeaway. The prominent corner unit boasts on-street visibility and dual glass frontage, with a personal door opening onto a pedestrian street.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Takeaway unit	495	45.99	Available
Total	495	45.99	

Viewings

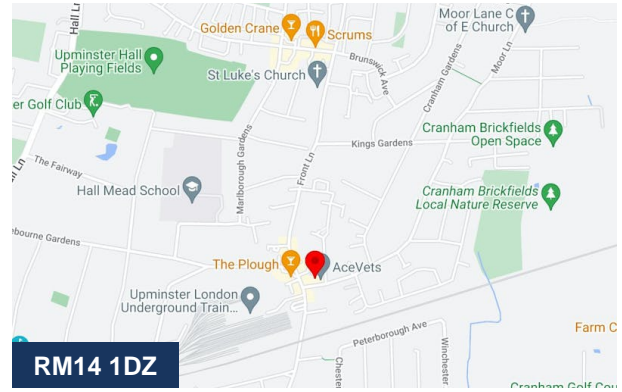
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed and to include annual RPI rental increases. The lease will be excluded from the landlord and tenant act. The rent will be £16,000 per annum + Vat. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

