

Shop To Let

Rainham Shopping Centre Unit 11

Subject to Vacant Possession

Location

The subject property is located within Rainham Shopping Centre, adjacent to Poundland and Card Factory.

The scheme is anchored by B&M, alongside Tesco, Greggs, Boots Opticians and 193 space car park to the rear, just a 5 minute walk from Rainham station.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground and first floor, comprising the following net internal floor areas:

Ground Floor:	912 sq ft	84.72 sq m
First Floor:	423 sq ft	39.29 sq m

Rent

£25,000 per annum exclusive of service charge, insurance, business rates and VAT

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£17,500
UBR (2024/25):	0.499
Rates Payable:	£8,732.50

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

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

EPC Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

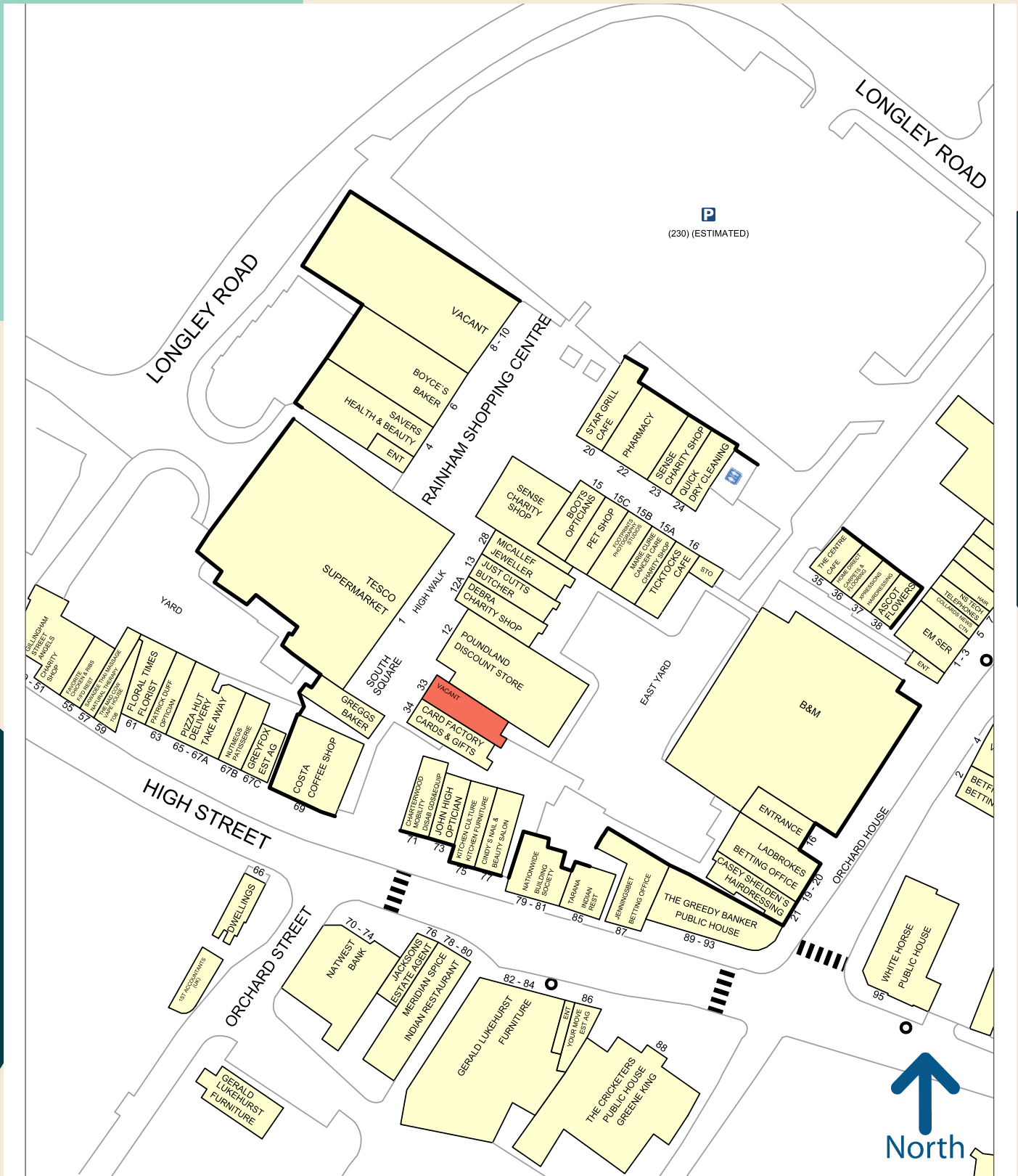
Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.