

UPMINSTER
ALL ENQUIRIES
A2 UNIT/FORMER NAT WEST BANK



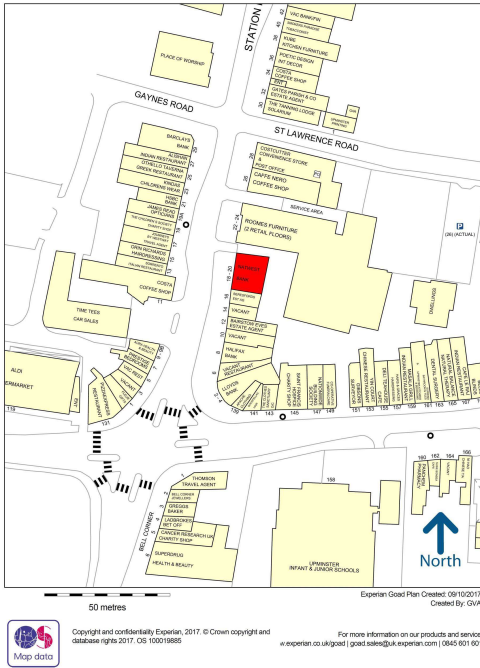
18 STATION ROAD,
UPMINSTER, RM14 2UD

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

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com

Location



Upminster is a suburb in East-London, located approximately 16.5 miles north east of Charing's Cross.

The branch is positioned along Station Road, the principal retailing pitch in Upminster. Nearby occupiers include Caffé Nero, Clarks, Costa, Halifax, HSBC, Lloyds Banks and Pizza Express.

Accommodation

The premises are arranged over basement, ground, and first floors providing the following approximate internal floor areas:

Basement	54.9sq.m/591sq.ft
Ground Floor	146.4sq.m/1578sq.ft
First Floor	83.5sq.m/899sq.ft

There is car parking available.

Tenure

All enquiries

Term

Terms on application

Business Rates

We understand that the property is assessed as follows:

Rateable value: £49,250 **UBR (2017/18):** 46.6
Rates Payable: £22,950

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

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

Planning

We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority

References

Andrew Caplin Commercial Limited charges a fee of £125.00 plus VAT at the prevailing rate taking up references upon proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

V.A.T.

VAT if applicable will be charged at the standard rate

Viewing

Strictly by appointment via sole agents



Ref: ANDREW CAPLIN M: 07870 166162
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Energy Performance Certificate

The Energy Performance Asset Rating is F132.
A certificate can be made available.