

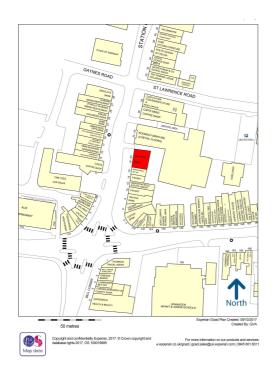
UPMINSTER ALL ENQUIRIES A2 UNIT/FORMER NAT WEST BANK



<u>18 STATION ROAD,</u> <u>UPMINSTER, RM14 2UD</u>

Andrew Caplin Commercial conditions under which particulars are issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but just satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any just parts has any authority to make or

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.

Accomodation

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 \pounds 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.