

To Let

**Ground Floor Retail Unit A1/A2 Use
751 sq.ft. (70 sq.m.)**



**72 Woodbrooke Way
Corringham
Stanford-le-Hope
Essex
SS17 9DW**



86 Market Place,
Romford,
Essex, RM1 3HQ

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Location

The property is situated within an established local parade serving the immediate large residential area. Corringham is approximately 1.9 miles from the A13 at the Basildon (Five Bells) interchange via the B1420 Lampits Hill. See location plan attached.

Description

The property comprises a mid-terrace ground floor shop with rear vehicular access via a service road accessed from Kenwood Road. The unit benefits from a glazed shop front with security shutters to the front. The shop has the following approximate dimensions and floor areas:

Shop Width:	6.07 m	19 ft.11in.
Shop Depth:	11.53 m	37 ft.10in.
Net Internal Area (NIA):	70 sq.m	751 sq.ft.

Terms

The property is available on a new full repairing and insuring lease, for a length of term to be agreed, **at a rent of £8,000 per annum exclusive of other outgoings.**

VAT

We understand that VAT is not payable on the rent.

Business Rates

The shop has been assessed as having a rateable value of £6,400. Assuming prospective occupiers qualify for small business rate relief, occupiers will benefit from 100% relief and pay no business rates. Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

EPC

The property has been assessed as having an EPC rating of C - 70.

Viewing & Further Information

For further information contact sole agent Hilbery Chaplin:

01708 745 000

Email: commercial@hilberychaplin.co.uk



Location Plan
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