

## SHOP TO LET

Kiosk in Ticket Hall, Dagenham  
East Station, London, RM10 8AA



### Location

Dagenham East is a London Underground station on the District line, located in the suburb of Dagenham, in the London Borough of Barking and Dagenham. The station is in Zone 5 and is located between Dagenham Heathway to the west and Elm Park to the east. Station footfall was 2.86 million in 2015.

### Description

The subject unit is a kiosk located inside the station next to the ticket barriers and so captures all the station footfall. It is in a good condition and has a simple configuration. The unit benefits from an electric roller shutter and two entrances to the unit. The existing fit out consists of two rooms with good shelving space and a wash basin in the back room.

### Lease

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

### Rent

The rent payable to be in the region of **£15,500** per annum net of VAT and will be exclusive of rates and service charge.

### Accommodation

Total	97 sq ft	9.01 sq m
-------	----------	-----------

### Rates

Rateable Value: £4,000

UBR: 0.497

Rates Payable: £1,988

Interest parties are advised to check with the local council with regards to business rates.

### Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

An EPC has been requested from the landlord and will be provided in due course.

### Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 16<sup>th</sup> March 2017**.

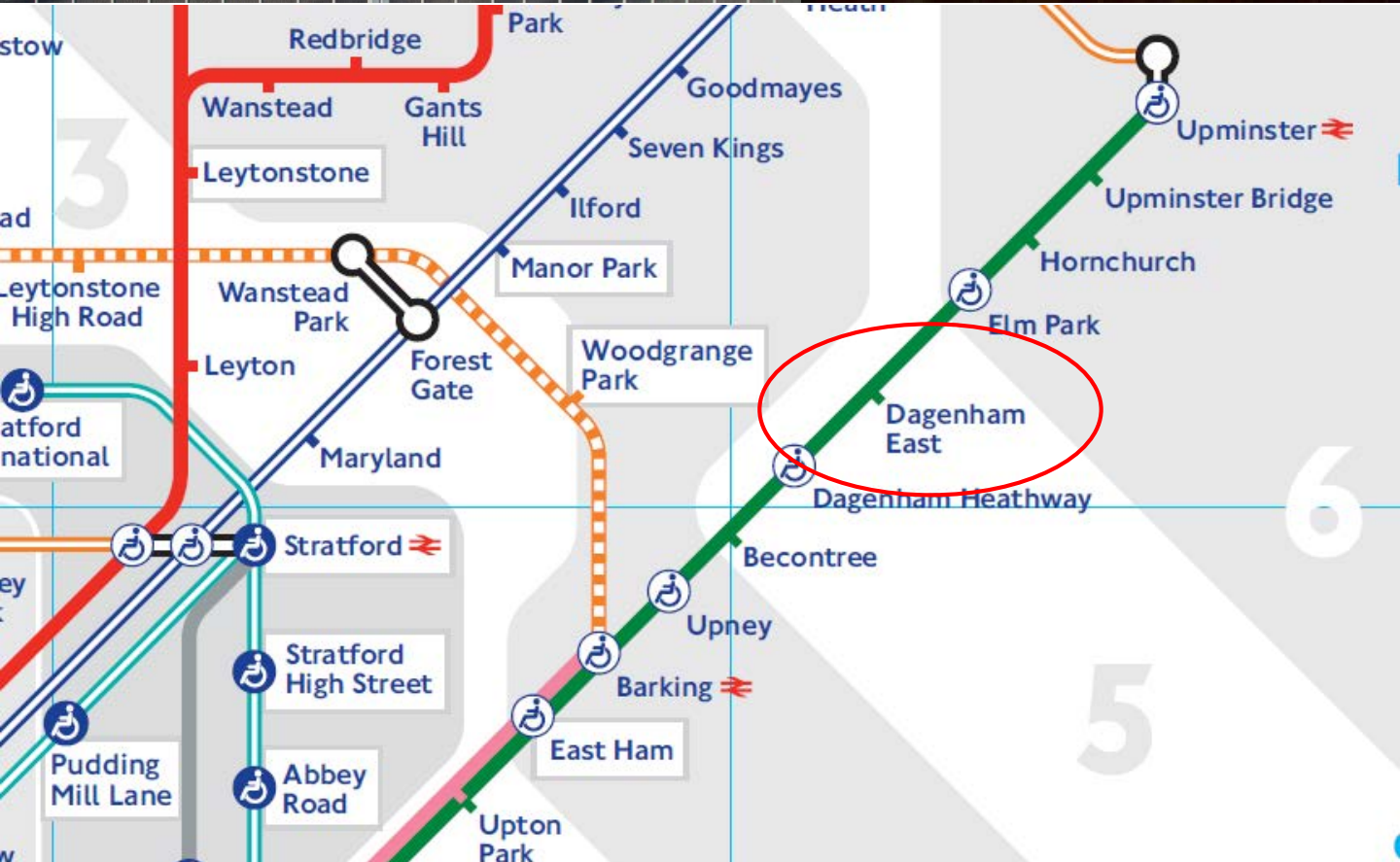
For more information, please contact:

**George Marment**  
0207 1525057  
[george.marment@cushwake.com](mailto:george.marment@cushwake.com)

43/45 Portman Square  
London W1A 3BG  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

## SHOP TO LET

Kiosk in Ticket Hall, Dagenham East Station, London, RM10 8AA



MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.  
Publication Date: October 2014

Regulated by the Royal Institution of Chartered Surveyors.