

TO LET

- ✓ 4.61 million passengers per annum
- ✓ Suitable for a number of uses including convenience
- ✓ The premises has mains electric, water and drainage
- ✓ Suspended ceiling and air conditioning unit
- ✓ Electrically powered roller shutter frontage
- ✓ Glazed frontage to high street

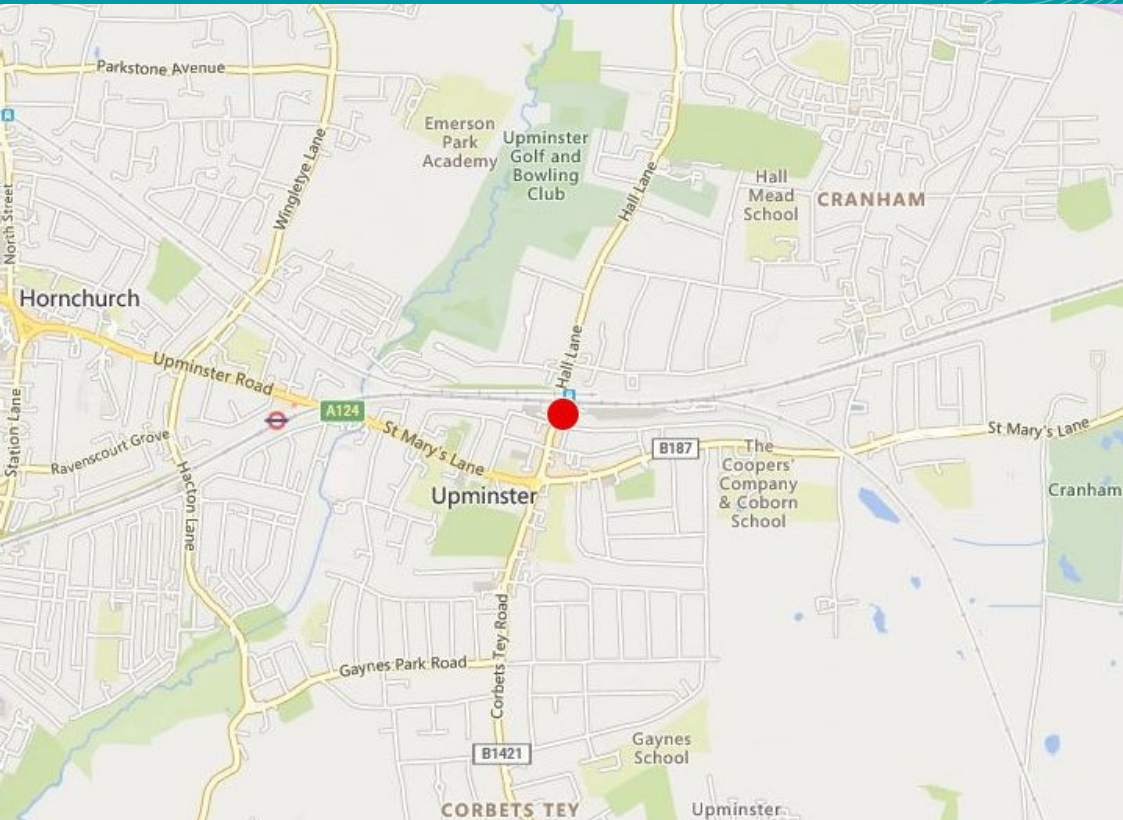


Upminster Railway Station, Station Road, Upminster RM14 2TD

Retail Opportunity

850 Sq Ft
(79 Sq M)

Upminster Railway Station, Station Road, Upminster RM14 2TD



DESCRIPTION

Prime retail unit with electrically powered roller shutter frontage into the booking hall and glazed frontage onto the high street. The unit benefits from a small store and w/c. The premises was formerly let to WHSmith. The unit also benefits from a suspended ceiling containing a working air conditioning unit.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Shop	800	74
Store	50	5
Total	850	79

SERVICE CHARGE

7.5% of the passing rent per annum exclusive.

LOCATION

The station is located at the end of the High Street and the unit is located adjacent to the station entrance. Other retailers at the station include Greggs, Prima Stella Cafe, a local barber, and a taxi office. The busy commuter station has a regular service to London Liverpool Street and Southend and benefits from approx. 4.61 million passengers per annum.

TERMS

A 6 year contracted out lease will be available containing the Landlord's standard 6 month break provision for redevelopment or owner occupation.

RENT

Rental offers are invited based on a percentage of turnover (net of VAT) subject to a minimum guaranteed rent in the region of £25,000 plus VAT

BUSINESS RATES

The Rateable Value for the property is £49,750 with effect from 1 April 2023

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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