

Chadwell St Mary - 6 Defoe Parade - Shop To Let

- **Local Neighborhood Parade**
- **10 shops including One Stop and Martns, with plenty of parking**
- **Suitable for retail and leisure uses, STPP**

Location

Located in a small neighborhood parade, outside Chadwell St Mary, made up of 10 shops. Anchored by One Stop Convenience Store, and Martins Newsagent, the scheme provides plenty of parking in a busy residential area.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	18 ft 6 inches	5.6 m
Ground Floor NIA	711 sq ft	66.1 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 12th August 2023 at a current passing rent of £5,500 pa, with no further rent reviews.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with a rent free period available – subject to status. Alternatively a new sub-lease is available at £5,500 pa.



Business Rates

The current Rateable Value for the property is believed to be £5,000.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/77ni4hCERsbhotN96>

Link to Map / Location

<https://goo.gl/maps/qFkv4Tpr8SzsfnCV6>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

0203 432 4300

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk