

## PROMINENT CORNER

Shop, Rear Yard & 2  
Bed Maisonette

Lease For Sale

E CLASS USE

- Rent - £21,800 pax
- Premium - £60,000
- 8 years remaining on lease
- Prominent Corner Position
- Shop, Rear yard with Cold Stores
- 1<sup>st</sup> floor Storage
- Self-contained 2 Bed maisonette

448 Becontree Avenue, Dagenham  
RM8 3UB





**Location:**

The property is situated in on a highly prominent corner position at the junction of Becontree Avenue & Valence Avenue amongst a busy thoroughfare of local businesses that serve the densely populated residential area.

**Description:**

Comprising of a shop, 1<sup>st</sup> floor office, rear yard with stores and a 2-bed maisonette

<b>Shop</b>	56 m2	602.78 sq. ft
1 <sup>st</sup> floor office/storage	27.36 m2	294.50 sq. ft
Rear storage	4.7 m2	50.59 sq. ft

**Rear yard**

Store 1	27.38 m2	294.72 sq. ft
Store 2	15.06 m2	162.10 sq. ft

**Flat**

Self-contained maisonette arranged over 1<sup>st</sup> & 2<sup>nd</sup> floor levels consisting of a large Kitchen, Bathroom, Lounge and 2 Bedrooms

**Tenure:** Current lease is for 15 years from July 2015 (8 years remaining), subject to 5 yearly rent reviews

**Passing Rent:**  
**£21,800 pax**

**Premium:**

Offers are sought in the region of **£60,000** for the valuable interest of this lease that includes the entire property.

**Use:**

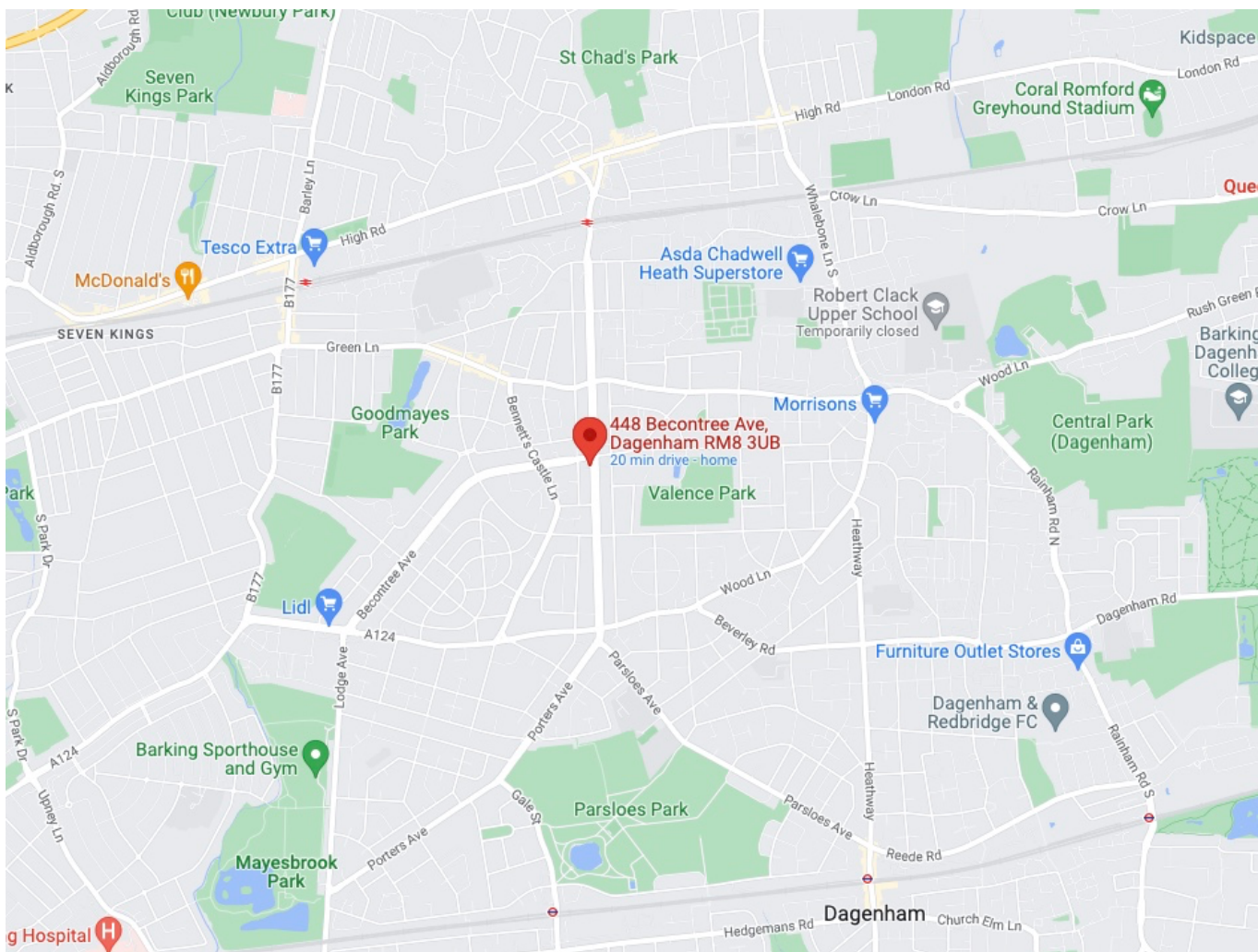
E Class – Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”









**Rates:**

Rateable Value £13,500

BR Multiplier – 49.9p

Rates Payable - £6,736.50 approx.

(n.b interested parties should contact VOA for verification of these figures and to ascertain the current small business relief due to Covid 19)

**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord's legal fees.

**References:**

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

**Viewing strictly by appointment via sole agents****Jason Grant****020 8506 9900 / 020 8506 9905****[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)**

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