

86 Rainham Road, Rainham, RM13 7RJ



Car Retail Site approx. 3,863 sq ft (359.1 sqm)

TO LET

- Prominent main road close to Cherry Tree Junction
- Fenced and Gated
- Sales Office/shared toilets
- Tarmacadam Surface

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property lies opposite the Cherry Tree Pay and Display Car Park, being close to Tesco Express, KFC, Best Friends Vets and CG Hair Salon. Rainham Station is approximately 1.1 miles away, providing a service to London (Fenchurch Street) in around 25 minutes. The National Motorway network is available via the A13 approximately 1.5 miles due South East.

The property

A car retail site accommodating vehicles with a small sales office and storage to the rear. Toilet facilities are located to the rear, being shared with one other tenant on site. The yard has a tarmacadam surface, metal security fencing and gate to the rear. There is customer pedestrian access to the front and vehicle access from the rear.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate site area is:

Yard	344.3 sq m	3704 sq ft
Office	14.8 sq m	159 sq ft
Total	359.1 sq m	3863 sq ft

Terms

To be let on a new full repairing and insuring lease expiring 30th June 2030 outside the renewal provisions of the Landlord & Tenant Act 1954.

Figures

£26,000pax plus VAT.

A 6 month rental deposit is required, subject to existing accounts, references & credit checks.

Business rates

The Rateable Value (2023) is £15,000. If the tenant qualifies for Small Business Rate Relief, the majority will be rates free. However, interested parties are advised to satisfy themselves in this respect.

Legal costs

Each party is to be responsible for the payment of its own legal costs.

Energy Performance Certificate (EPC)

Not applicable.

Agent's Note

All figures are quoted exclusive of VAT (if applicable). No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The site area have been provided via a Third Party and should be verified on site in due course.

References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

Enquiries/viewing

Please contact us on 01708 860696 or Email:

jb@branchassociates.co.uk

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