

# Shop To Let - Upminster, RM14

TO LET

141 Avon Road, Cranham,  
Upminster, Essex, RM14 1RQ

**Harston & Co**

For more information call us  
on 020 3371 0061



## Highlights

- Ground floor shop to let on High Road, Leyton E10
- Measures 706 square feet (65.6 square metres) approximately
- Within close proximity to Leyton Midland Road Overground Station (Zone 2)
- Benefits from electric shutters and a recently installed new glazed shop front
- New lease available with no premium

## Location

The property is located in a popular local retail parade on Avon Road in Cranham. The parade has excellent occupancy levels and is home to a range of well-known chains and independent retailers. Upminster station is 1 mile away, providing a regular service to London Fenchurch street with journey times of approximately 24 minutes. The area is well served by numerous bus routes.

Please note all distances given are approximate only.

## Description

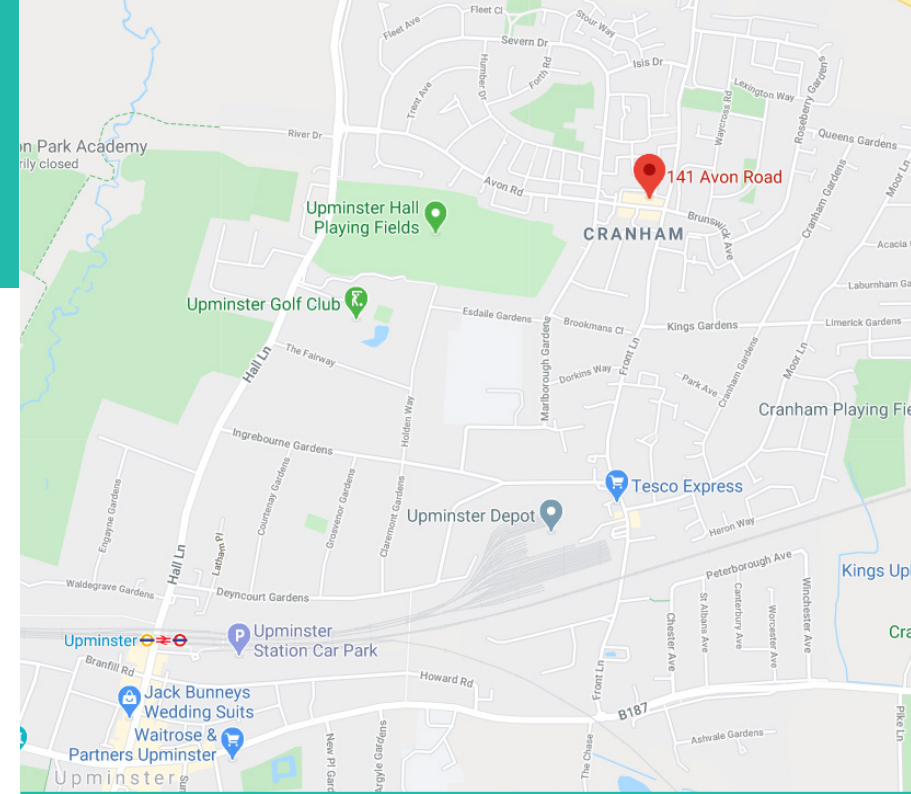
A ground floor lock-up shop measuring approximately 856 square feet (79.6 square metres). The property benefits from rear entrance and w/c.

## Business Rates

The property currently has a rateable value of £9,100 per annum. We would anticipate tenants being able to obtain business rates relief. All interested parties are advised to check their eligibility with the London Borough of Havering's business rates department.

## Terms

The property is available on a new lease at £16,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£16,000 per annum

# Harston&Co

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