

# Shop - Dagenham, RM8

TO LET

4 Cinema Parade, Whalebone Lane  
South, Dagenham, Essex, RM8 1AA

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## Highlights

- Arranged over ground floor measuring approximately 826 sq ft (76.74 sq m)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - E

## Location

The property is located on Whalebone Lane South (A1112), Dagenham at the junction with Green Lane (A1083). Becontree Heath leisure centre is directly opposite the property. Dagenham Heathway (District Line) station is 1.4 miles away. The area is well served by buses.

Please note all times and distances given are approximate only.

## Description

A ground floor commercial unit most recently used as a tuition centre. The property is approximately 826 square feet (76.74 square metres). The property benefits from rear access, shutters, and a w/c.

## Business Rates

2024 Ratable Value: £14,000

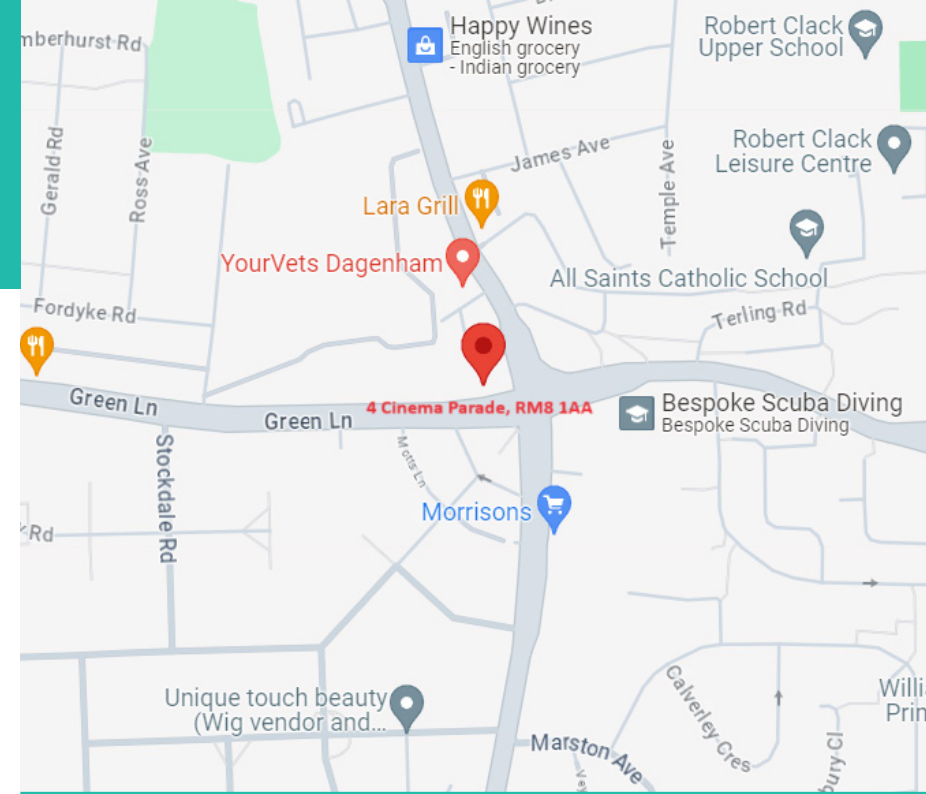
UBR (2024/25): 49.9p/£

Rates Payable: £6,986

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Barking and Dagenham business rates department.

## Terms

The property is available with a new FRI lease at £18,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£18,000 per annum

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