UPMINSTER

PROPOSED NEW LOCK UP
SHOP UNIT/ADJACENT TO
UPMINSTER LIBRARY

A1, A2 and D1 uses will be considered
subject to planning consent.

*POTENTIAL FOR FORECOURT
DISPLAY/SEATING*

TO LET

FORMING PART OF UPMINSTER LIBRARY,
26 CORBETS TERY ROAD,
UPMINSTER, ESSEX RM14 2BB
Location

The subject premises occupy an extremely prominent and convenient trading location forming part of Upminster Library in Corbets Tey Road.

Description

Proposed new lock up shop unit to be formed out of the front part of Upminster Library following a re-configuration within the building to accommodate the existing library functions. The Library service will be unaffected by the proposal which is intended to assist in funding the future cost of Upminster Library. The unit has the following approximate dimensions and floor areas:

- Internal Width/Frontage: 6.95m/22ft 10ins
- Shop Depth: 10.84m/35ft 6ins
- Ground floor Area: 75.38m²/811ft²

Shared W.C. accommodation.

*Potential for forecourt display/seating*

*Ideal for Coffee Shop*

Planning

A1, A2 and D1 uses will be considered subject to planning consent.

Tenure

New FRI lease for a term to be agreed with periodic upward only rent reviews.

Commencing Rental

£22,500 pax plus vat, rates and service charge.

Legal Costs

To be paid by ingoing tenant.

Viewing & Further Information

As this is an operational building all visits and inspections must be pre-arranged with the sole letting agents

01708 731200

Ref: ANDREW CAPLIN M: 07870 166162
info@ac-commercial.com
www.andrewcaplincommercial.com

Energy Performance Certificate

To follow