

Subject to
contract

THURROCK COUNCIL
www.thurrock.gov.uk

Civic Offices New Road Grays RM17 6SL

☎ 01375 413325

email: lands@thurrock.gov.uk

2 COMMONWEALTH HOUSE, TILBURY

LOCK
UP
SHOP
UNIT
TO
LEASE



- Location:** This property is situated within a Parade of 18 shops, which forms the southern part of Tilbury Town Centre. Some of the other traders represented in the Parade include a Vets, Hardware Store and Hairdressers.
- Accommodation:** The property comprises a lock up shop unit with toilet, a small office area and storage at the rear. The property has a frontage of 5.2 metres and a depth of 10.9 metres (approx).
- Use:** The property can be used for most retail purposes but not for restaurant, cafeteria, takeaway food or similar purposes.
- Lease:** This will be for ten years at an initial rent of £4,500 per annum. There will be a review of rent at the end of the fifth year and the tenant will be responsible for all outgoings including repairs, rates and reimbursement of the insurance premium. The tenant will meet the Council's costs in granting the lease.
- Rates:** The rateable value of the property is £4,550. The rate in the £ for 2011/2012 is 43.3p. The rate in the £ might be reduced if the tenant qualifies for small business relief. Further enquiries should be made to the Council's Rates Section ☎ 01375-652960; email BusinessRates@thurrock.gov.uk
- Viewing:** Please telephone 01375-413325 or email lands@thurrock.gov.uk to make arrangements.
- New Business:** The Council recommends that new entrepreneurs seek advice from Thurrock Local Enterprise Agency ☎ 01375-374362.

These particulars do not constitute any part of an offer or contract. Any intending lessee must satisfy themselves as to the correctness of each of the statements contained herein. No warranty is given or implied in respect of the premises or of the suitability of the property for any purpose. No services have been tested and prospective occupiers should check their operation.

02/2012