

Subject to  
contract

# THURROCK COUNCIL

[www.thurrock.gov.uk](http://www.thurrock.gov.uk)

Civic Offices New Road Grays RM17 6SL

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## 28 DERRY AVENUE, SOUTH OCKENDON



LOCK  
UP  
SHOP  
UNIT  
TO  
LEASE

- Location:** Derry Avenue forms part of the Belhus Centre which is the main retail area of South Ockendon. A twice-weekly street market is held in the centre on a Tuesday and Saturday. National multiples Boots and the Post Office are represented.
- Accommodation:** The property comprises a lock up shop unit with toilet. The property has a frontage of 5.2 metres and a depth of 9.7 metres (approx).
- Use:** The property has A1 use and can be used for most retail services. It cannot be used for a restaurant, cafeteria, takeaway food or similar purposes.
- Lease:** Ten years is offered at an initial rent of £6,500 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 £5,700. 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](mailto:BusinessRates@thurrock.gov.uk)
- Viewing:** Please telephone 01375-377262 or email [lands@thurrock.gov.uk](mailto: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.*

01/2012

