

Subject to
contract

THURROCK COUNCIL
www.thurrock.gov.uk

Civic Offices New Road Grays RM17 6SL

☎ 01375 413325

email: lands@thurrock.gov.uk

73 GARRON LANE, SOUTH OCKENDON

LOCK
UP
SHOP
UNIT
TO
LEASE



- Location:** This property is situated in a local parade within the residential heart of South Ockendon. Some of the other traders represented in Garron Lane include a convenience store and Chinese Takeaway.
- Accommodation:** The premise comprises a lock up shop unit with toilets, kitchen area and a shared rear service yard. The property has a floor area of approximately 61.3m².
- Use:** The property has A1 use and can be used for most retail purposes but not for restaurant, cafeteria, takeaway food or similar purposes.
- Lease:** We are offering a ten year term at an initial rent of £5,500 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. A shorter term is available if required.
- Rates:** The rateable value of the property is £3,850. 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

