



(DRAFT DETAILS)



**RETAIL/SHOP SPACE
TO LET**

**21 KINGS PARADE
SS17 OHR
APPROX. 75 M²
(807 SQ. FT)
APPROX**

(E1 USE)

LOCATION:	Stanford-le-Hope is a small commuter town located on the north bank of the Thames Estuary close to the A13 linking the town with M25. The subject premises are located within a suburban shopping parade to the west of the town centre with local adjacencies along with Tesco Express. Description A ground floor retail unit with ancillary.
SIZE:	The unit provides the following approximate areas and dimensions: 807 Sq. Ft.
THE PREMISES:	Mainly open space with staff kitchen and Wc at rear.
PLANNING:	The Property benefits from under new planning Class order of E Previously used as William Hill betting Shop.
AMENITIES:	Suspended ceiling, W.C, Tile flooring, Rear access and staff kitchen area, Air con, Alarm 1 Allocated Parking.
TERMS:	The Property is Available by way of a New FRI Lease for a term to be negotiated.
RENT:	£12,500 + VAT per annum Exclusive.
RATEABLE VALUE:	Interested parties are recommended to make their own enquiries with the Borough of Thurrock.
EPC:	The Property sits in band C.

LEGAL COST: Each party to bear their own legal costs incurred in this transaction, subject to the prospective Tenants solicitors undertaking to pay the landlord's abortive costs if the prospective Tenants withdraws from the transaction.

VIEWING: Only by appointment through the Sole Agents as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 2TP
Direct Dial: 020 7428 6801 Mobile: 07951 262 191
Tel: 020 7267 2071 (Main Switchboard)
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SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.
The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
- ~~8. The agents have not measured the property and have relied upon client's information.~~
Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 10-09-2020.