

Kiosk – Chadwell Heath

TO LET — KIOSK

CHADWELL HEATH, LONDON RM6

The subject unit is situated in an extremely prominent position outside of the ticket barriers, located at Chadwell Heath's only entrance and exit. The station sits in a residential area with a pub and a newsagent further down Station Road. Chadwell Heath High Street is a 5-minute walk from the station and includes a cluster of banks, retail operators and fast food offers. The kiosk is secured by a roller shutter.

Location:

Chadwell Heath Station is located in East London, within the London Borough of Barking and Dagenham. The station sits in Travelcard Zone 5 and is served by TFL Rail on the Liverpool Street to Shenfield rail line. Liverpool Street Station is currently 9 miles down the line from Chadwell Heath. Chadwell Heath will also be incorporated into the new Crossrail line due to open later this year, further linking the station to Central London, Heathrow and Reading.

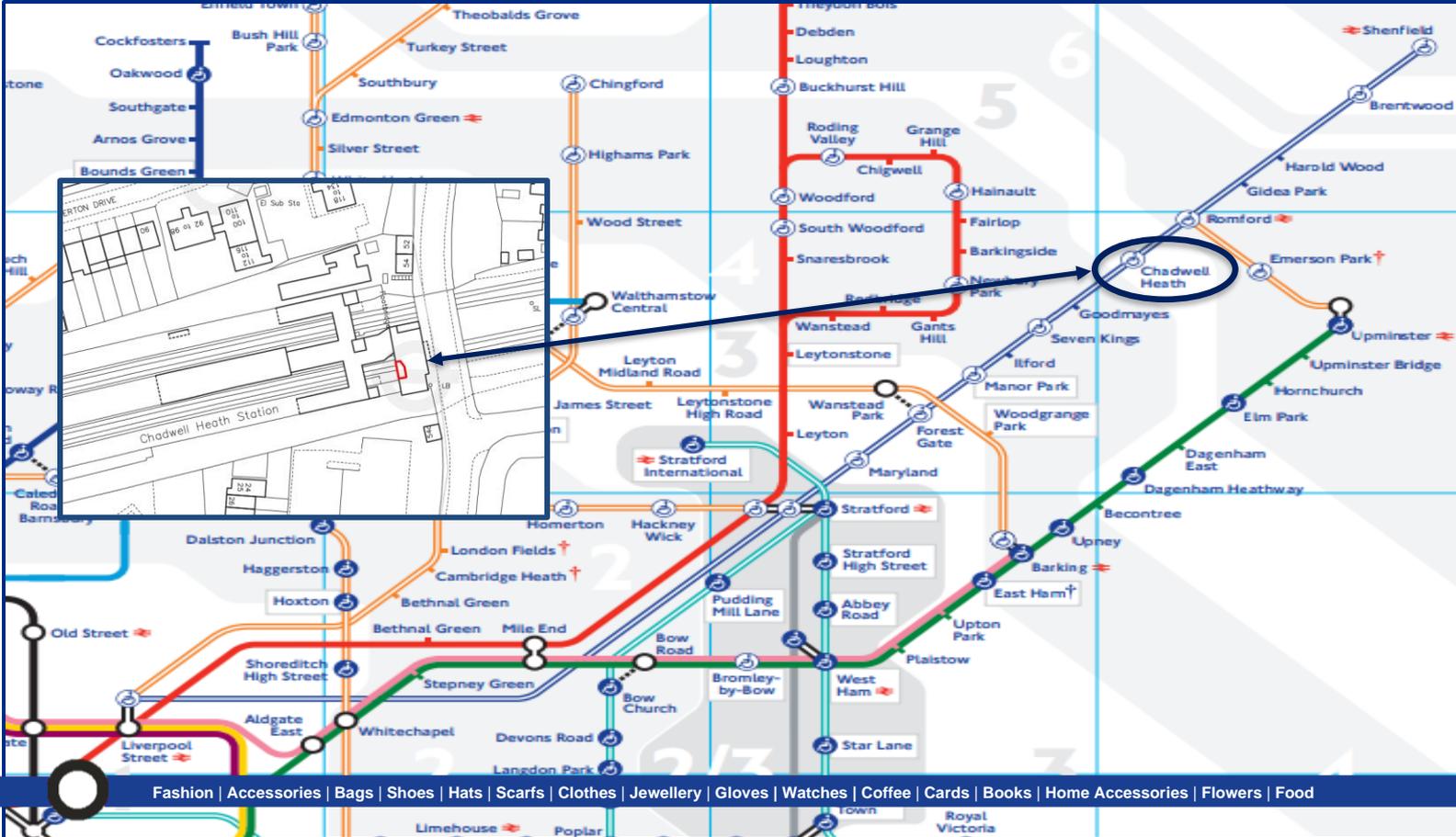
3.63 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year



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Description:

The unit is well configured and has a single frontage that directly faces the station ticket hall and barriers. The unit benefits from a roller shutter for security.

Unit Sizes:

Unit 1 — NIA 111.8 sq ft (10.39 sq m)

Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales).

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, which are yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

Services:

The unit benefits from power (63 AMP), water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Virtual Viewing:

[TBC](#)

Contact:

On behalf of:



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremises.co.uk



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