



Unit 9 – Gidea Park Station

TO LET — RETAIL UNIT

GIDEA PARK STATION, LONDON RM2

The unit is situated in a prominent position on station road, immediately outside the station in a row of retail units. The unit is secured by a roller shutter across its entire front.

Location:

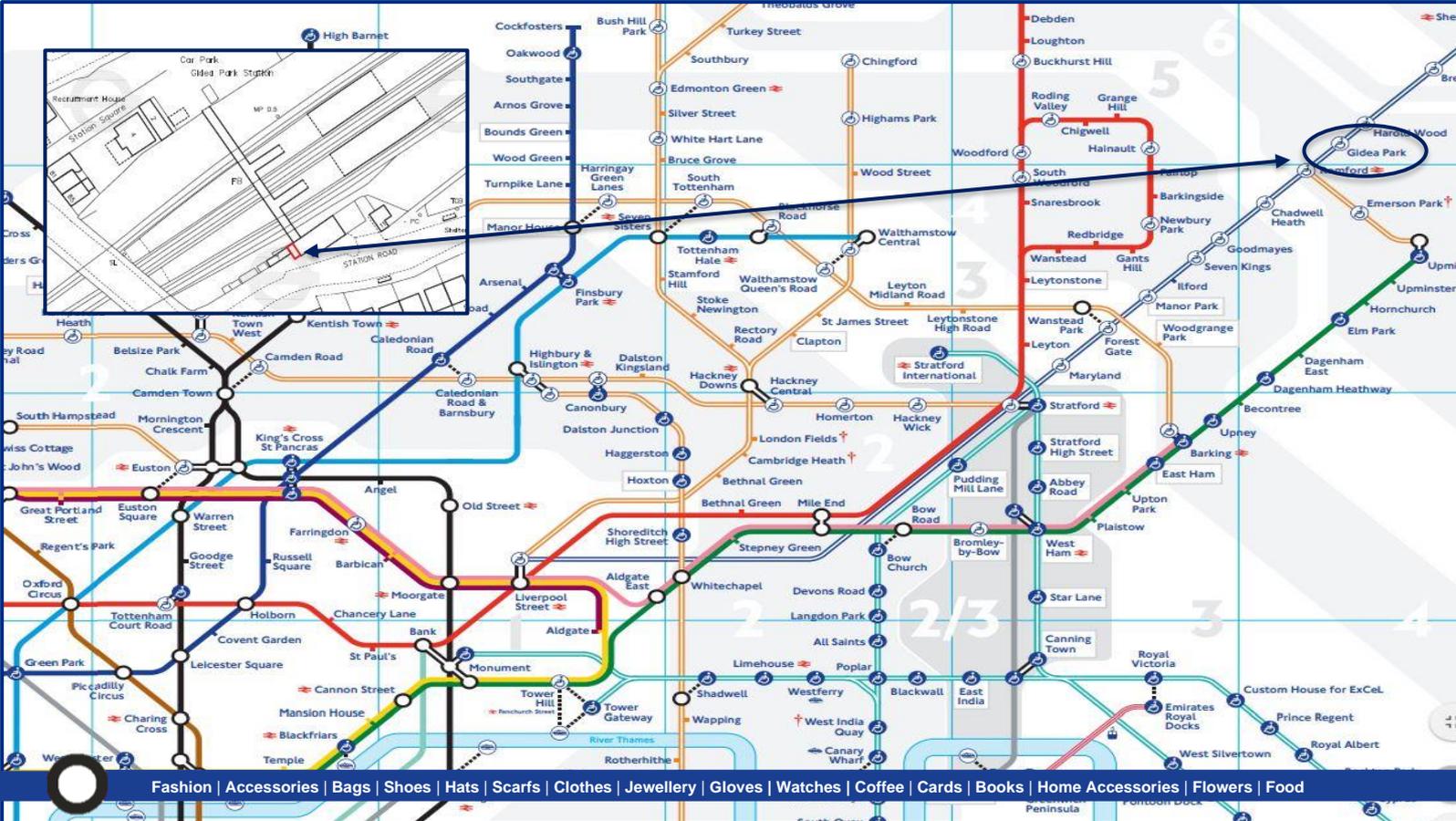
Gidea Park railway station is on the Great Eastern Main Line, serving the neighbourhood of Gidea Park in the London Borough of Havering, east London. It is 13 miles down the line from London Liverpool Street and is situated between Romford and Harold Wood. The station is located in Travelcard Zone 6. Eventually, the Elizabeth line service will be extended beyond Liverpool Street to Paddington and onwards to Reading and Heathrow Airport.

3.43 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year





Description:

The unit has a simple configuration and will be white boxed for the incoming tenant.

Unit Sizes:

Unit 1 — NIA 104 sq ft (est)

Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales). Net of VAT and exclusive of rates and service charge.

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, interested parties are advised to contact the VOA direct for more information.

Services:

The unit has power, 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.
Deadline for offers: TBA

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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