



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT LOCK-UP SHOP TO LET AT:

**7 ROWALLAN PARADE, GREEN LANE,
DAGENHAM, ESSEX, RM8 1XU**



SITUATION:

The premises are located in a prominent position within this established shopping area with nearby traders including Estate Agents, Unisex Hair Salon, Opticians and Locksmiths.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

ACCOMMODATION:

The premises comprises of a ground floor lock-up shop having the benefit of an aluminium shop front, roller shutters, kitchen, store and WC. Being suitable for numerous trades and having the following approximate dimensions:

Shop Frontage:	18ft 3ins	(5.52m)
Internal Width:	17ft 3ins	(5.26m)
Shop Depth:	38ft 8ins	(11.79m)
Rear Store:	259sq ft	(24.06m)
Kitchen		
WC		

RENT:

£12,000 per annum exclusive, subject to lease

LEASE:

A new Full Repairing and Insuring lease will be granted for a term to be agreed subject to upward only rent reviews.

LEGAL COSTS:

The ingoing tenant to be responsible for both parties reasonable legal costs.

VIEWING:

Strictly by appointment through owners agents Johal Regan

NOTE:

In accordance with the Estates Agents Act we would advise you that a director of Johal Regan has an interest in the property.