



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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**PROMINENT WELL LOCATED FULLY
LICENSED D2 UNIT TO LET AT:**

**WANTZ SOCIAL CLUB, WANTZ ROAD,
DAGENHAM, ESSEX, RM10 8PS**

Approx. 5,000 sq. ft (465 m²) gross internal
With parking for 10-16 cars (Approx. 974 years unexpired)

Ideal: banqueting, educational, religious, sports, medical uses etc.
Existing use D2, other uses subject to planning



SITUATION:

The premises are located on the eastern side of Wantz Road off Oxlow Lane being a short distance from Heathway Dagenham and within easy reach of public transport including Dagenham Heathway and Dagenham East Stations (District line) as well as the A13, A406 and M25. There are bus routes along Oxlow Lane.



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.

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ACCOMMODATION:

The property comprises the entire first floor of a two storey building having an extensive frontage to Wantz Road. At present the property is trading a social club and features a large function hall, with dance floor, stage and a fully fitted and equipped bar plus ancillary accommodation. The gross internal area floor area is approximately 5,000 sq. ft. (465.sq.m) and is arranged as follows:

Ground floor:

Gated entrance
Entrance foyer

First floor:

Main Hall 73' x 38' 4" (2,800 sq. ft.) Approx
Office
Cold store
Ladies & Gents WC's
Fitted kitchen
Storerooms
Secondary exit to ground floor

Gross internal floor area approximately 5,000 sq. ft (465m²)

SERVICES:

Air conditioned, (heating and cooling), Gas fired central heating. CCTV, goods hoist.

CAR PARKING:

Included with the property is a car parking area in an adjoining car park for 10-16 cars.

LICENSING & PLANNING:

The premises are fully licensed for 180 (max 240) to 1pm

The property is presently used as a membership only social club and has D2 use. All other uses may be subject to planning.

The vendors will consider selling subject to alternative planning to an approved purchaser.

TENURE:

The property is to be sold leasehold having a term of approximately 974 years unexpired at a peppercorn ground rent with vacant possession. Note the existing business can be acquired by separate negotiation.

RENT:

£550,000 leasehold, subject to contract

VIEWING:

Strictly by appointment through joint sole agents

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