

# To Let

**Retail unit opposite Rainham Station suitable for A1 use**

**Unit 4 - Celtic Farm Road, Rainham, Essex RM13 9GP**

## Location

The property is located off Wennington Road (B1335) near Rainham Village, directly opposite Rainham Station, which provides a mainline service between London Fenchurch Street and Shoeburyness. The retail unit is adjacent to Rainham Library. See location plan on the reverse side of the details.

## Accommodation

Unit 4 extends to approximately 1,109 sq.ft. and benefits from an extensive glazed facade, disabled toilet and fluorescent strip lighting.

Unit	Size (NIA)	Use
4	1,109	A1

## Terms

The unit is available on a new full repairing and insuring lease, for a length of term to be agreed (minimum 3 years), at a rental of £23,000 per annum.

## Rates

The property has been assessed as having a rateable value of £23,000. The rates payable for 2018/2019 will be £11,040 assuming small business multiplier of £0.48.

## Service Charge

A service charge equivalent to 5% of the rent will be charged.



## Energy Performance Rating

The property has an EPC rating of C-75.

## Further Information

Hilbery Chaplin 01708 745 000.

John Waller

Email: [johnwaller@hilberychaplin.co.uk](mailto:johnwaller@hilberychaplin.co.uk)



86 Market Place,  
Romford,  
Essex, RM1 3HQ

**01708 745000**  
[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)

