



Heath Park Road, RM2 5XJ

£16,000 Per Annum



****GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH ALLOCATED PARKING AT THE FRONT AND REAR ACCESS, LOCATED IN THE HIGHLY DESIRABLE GIDEA PARK - WALKING DISTANCE TO GIDEA PARK STATION (ELIZABETH LINE) - 738 SqFt (floor plan available)****

OC Commercial would like to offer a fantastic opportunity to take over a lock-up commercial unit located in the much sought-after Gidea Park area. Ideally located within walking distance from local amenities and public transport links, including Gidea Park Rail Station (Elizabeth Line).

Other benefits include a large shopfront on a busy road with heavy footfall, and 1 allocated parking space at the front of the commercial, and a rear entrance to the premises.

IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 5-year lease)

RENT: £16,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: Open to offers (ask the office for further information)

LEGAL COSTS: Tenant and Landlord to pay their own solicitor's fees

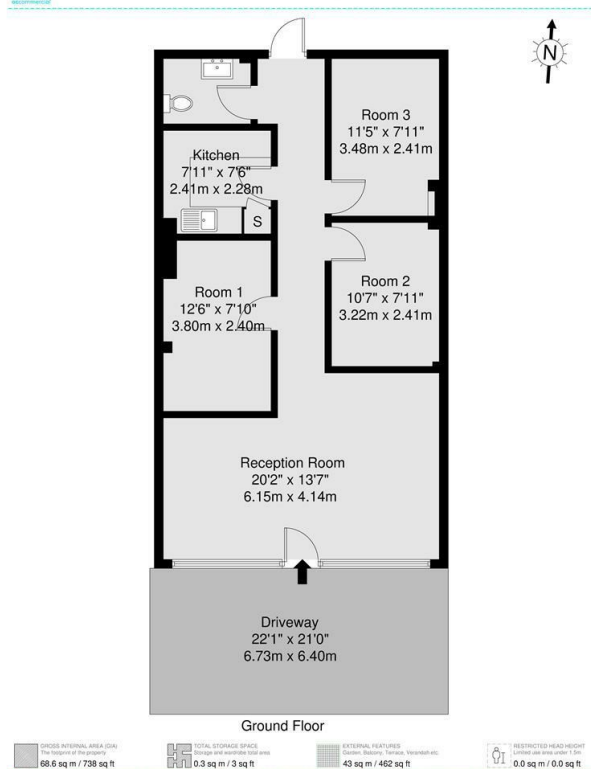
- WALKING DISTANCE TO GIDEA PARK RAIL STATION (ELIZABETH LINE)
- 670SqFt
- NEW BUSINESS OPPORTUNITY
- SHOP FRONT
- ALLOCATED PARKING/DRIVEWAY
- ADDITIONAL ACCESS VIA REAR ENTRANCE
- SITUATED ON A BUSY ROAD WITH HEAVY FOOTFALL
- IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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