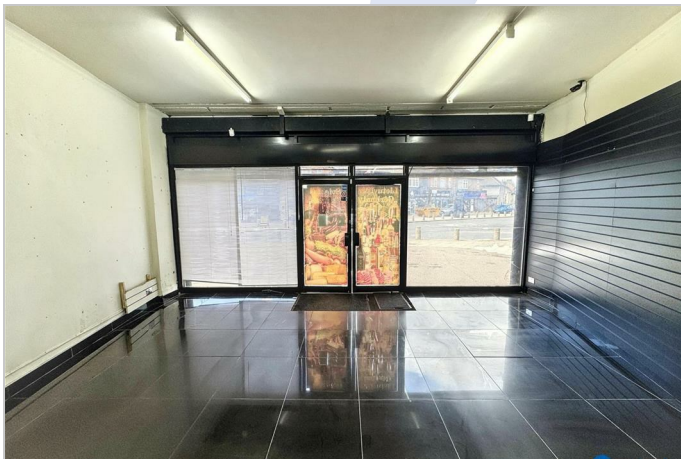


54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

245 Oxlow Lane, Dagenham, RM10 7YR



£19,500 Per annum

245 Oxlow Lane, Dagenham, RM10 7YR

McDowalls are pleased to present a single fronted commercial unit / lock up shop on Oxlow Lane.
The unit is on a busy parade of shops and contains a retail space with separate store room, kitchen & WC. Rear entrance for deliveries.

Fully Repairing & Insuring Lease - New incoming tenant to pay landlords solicitor fees (Approx £2500 inc VAT)

Annual Rent - £19500
Lease - 12 Years Inside The 1954 LL&TA (Reviews Every 4 Years)
Council - London Borough of Barking and Dagenham
Business Rates £12500 RV
CEPC -BAND C
Water - Mains
Electric - Mains
Gas - NA

Important Note

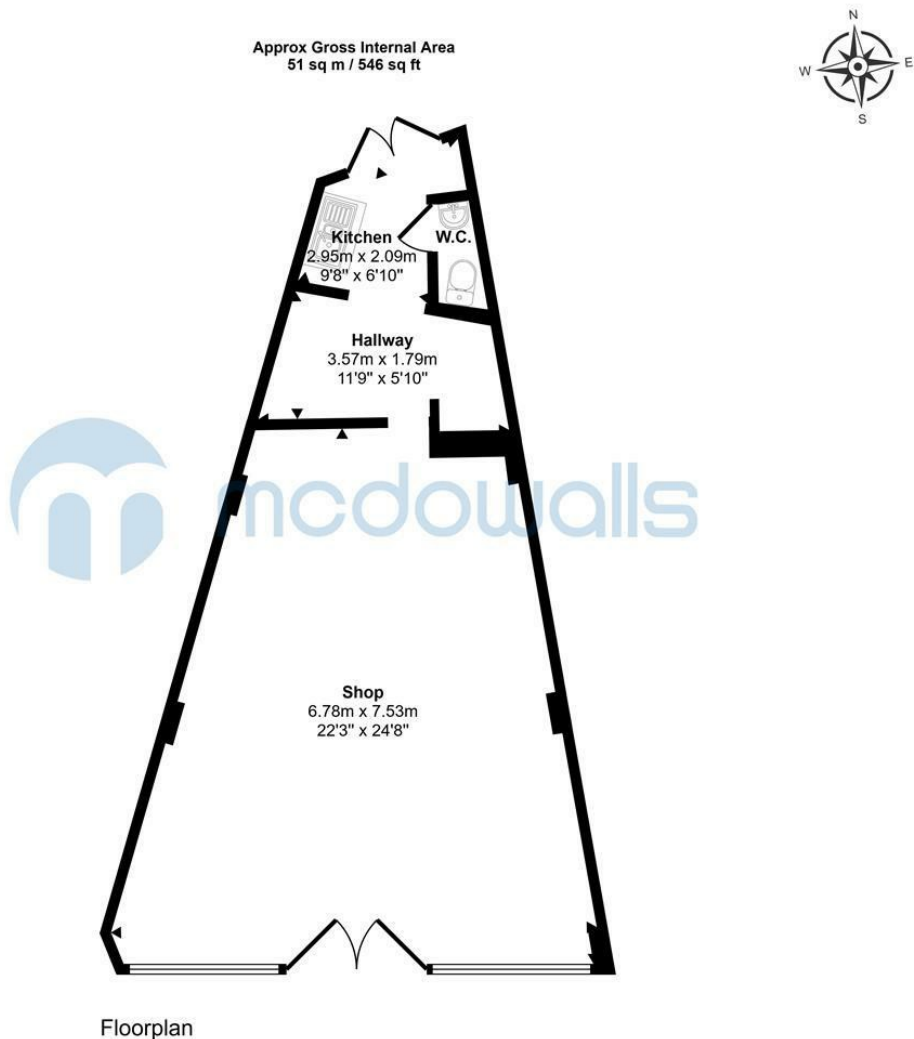
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.

3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.

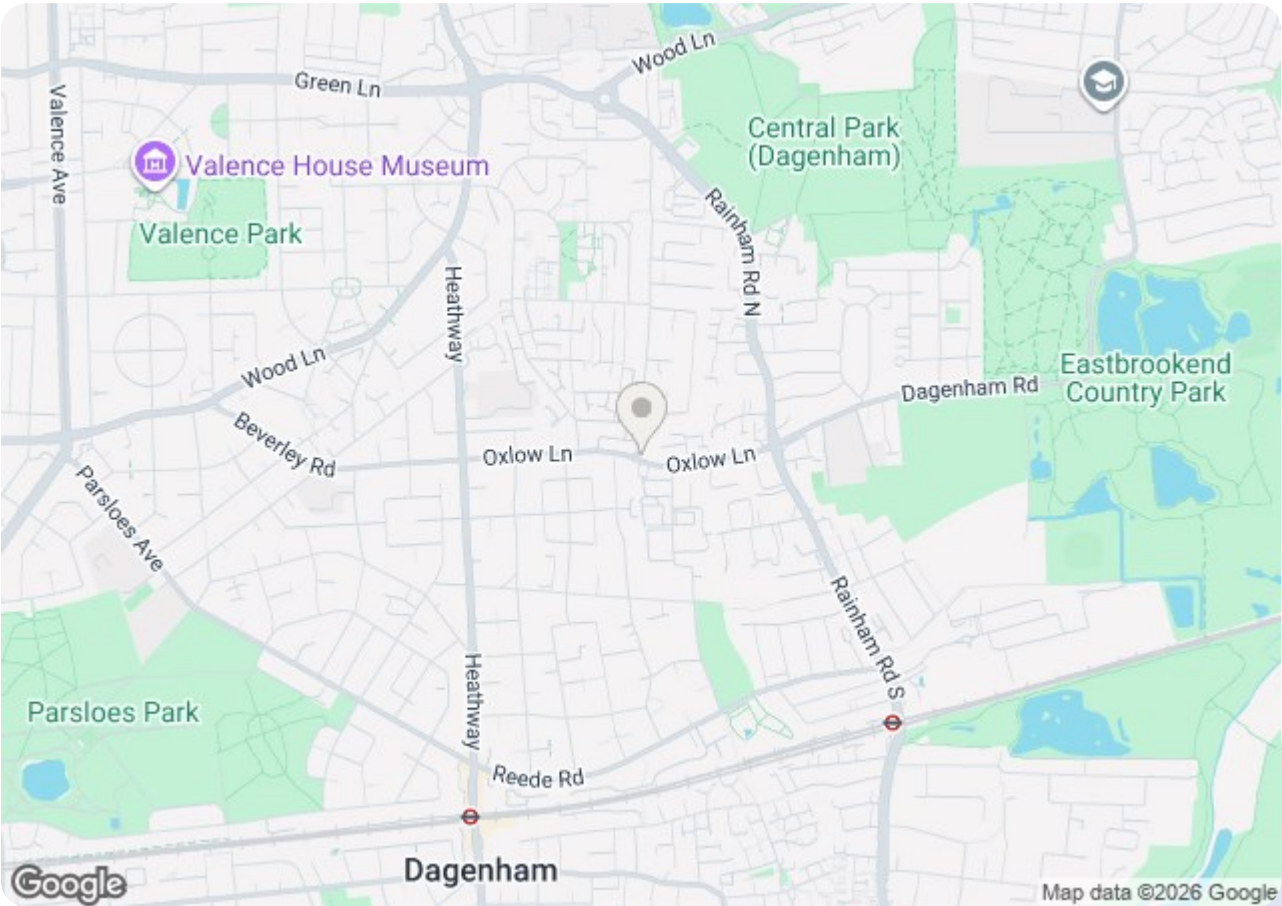
4. All floor plan measurements are approximate and for illustration purposes only.

5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

