BRANCH ASSOCIATES
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TO LET



NEW CAFÉ WITHIN A BESPOKE DEVELOPMENT OF THREE UNITS

Rent: £22,675 Per Annum

New Cafe
Thames Enterprise Centre
Princess Margaret Road
East Tilbury
Tilbury
Essex
RM18 8RH

- Free public parking
- Mid- unit within a terrace of three
- 21 internal covers plus external seating
- New full glazed frontage
- Service area + kitchen/prep space
- Disabled toilet

NEW CAFE, THAMES ENTERPRISE CENTRE, PRINCESS MARGARET ROAD, EAST TILBURY, TILBURY, ESSEX, RM18 8RH

Location
A highly visible location fronting the Thames Enterprise Centre on Princess Margaret Road, directly opposite East Tilbury Primary School and Nursery as well as the British Bata War Memorial. Within a short walk to the north is a large neighbourhood shopping parade accommodating All Cures Pharmacy, Premier Convenience Store/Post Office, and The Co Op.

To the rear is the Thames Enterprise Centre and Industrial Estate, a 40 acre site accommodating many local businesses.

The Property
A bespoke development of only three retail units in a prominent position fronting the Thames Enterprise Centre.

The available unit occupies the mid-terrace position in the process of being developed by the landlord as a high-end café with the tenant being responsible for white goods etc and associated fixtures and fittings. To the front is a large open plan glazed area providing 21 covers with ancillary seating externally.

Beyond is a serving area and kitchen/prep space, together with disabled specification toilet and storage to the rear. There is rear loading access.

There is free public parking adjacent.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 2	907	84.26
TOTAL	**907**	**84.26**

Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic static or upward only rent reviews.

Figures
£22, 675 pax

Costs
Insurance
£895 per annum plus VAT.

Service Charge
A service charge is payable in respect of maintenance and management of the estate and common facilities. The current estimated service charge is £1,000 per annum plus VAT, covering services including:

Landscaping and gardening of communal areas;
Air conditioning servicing;
Fire alarm servicing and maintenance;
Emergency lighting testing;

The Landlord reserves the right to recover the proper proportion of the actual costs incurred in providing such services, and the service charge may vary from time to time.

VAT
The property is opted to tax so the rent is subject to VAT.

Legal Costs
Each party is responsible for the payment of its own costs.

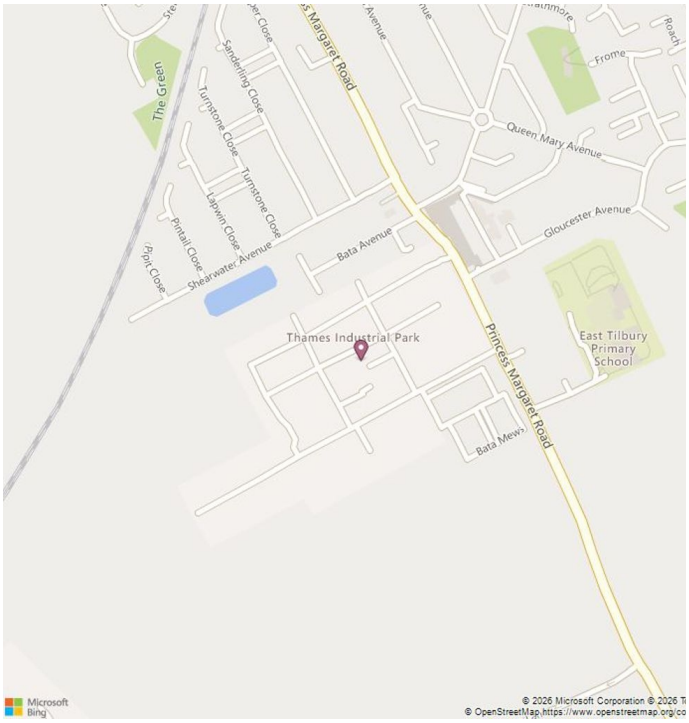
Energy Performance Certificate (EPC)
In the process of being prepared.

References/Accounts
A rent deposit is required subject to receipt of satisfactory references and accounts.

Business Rates
In the process of being prepared.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use
None of the amenities or fixtures and fittings have been tested
The floor areas as been provided by a third party and should be verified on site in due course

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



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