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COMMERCIAL PROPERTY AGENTS

TO LET

Class E Shop & Three-Bedroom Maisonette

217 Upminster Road South
Rainham, Essex, RM13 9BB

£32,000 pax

902 sq ft measured accommodation
Private garden
Commercial parking for two cars
Available as a whole

020 8506 9900 | 07956 380 992

Commercial premises

CLASS E / GROUND FLOOR / 239 SQ FT

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SHOP INTERIOR



ALTERNATIVE VIEW

The ground-floor commercial unit is arranged as an open retail area, currently fitted out as a barber shop, with ancillary kitchen and WC facilities. Electricity and water are connected.

The commercial premises benefit from a glazed frontage and off-street parking for two cars to the front.

Accommodation

Retail area	17.79 m² / 191 sq ft
Kitchen & WC	4.40 m² / 47 sq ft
Total commercial	**22.18 m² / 239 sq ft**

Three-bedroom maisonette

INDEPENDENT ENTRANCE / PRIVATE REAR GARDEN

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LOUNGE



KITCHEN



REAR GARDEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM

Arranged over ground and first floors, the maisonette offers a lounge incorporating the entrance area, fitted kitchen, three bedrooms and a bathroom. French doors lead from the lounge to a private rear garden approximately 9.6 metres deep.

The accommodation is presented in good condition and benefits from double glazing, gas central heating (untested) and a hot water cylinder.

Location & accommodation

217 UPMINSTER ROAD SOUTH, RAINHAM, RM13 9BB

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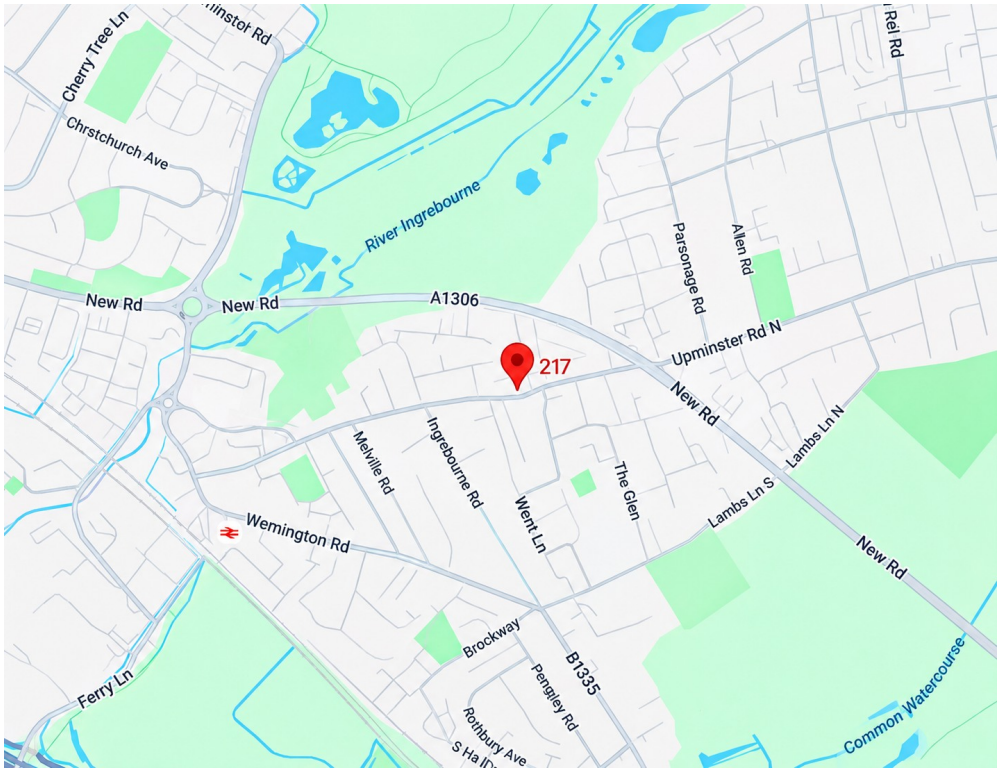

INDICATIVE LOCATION MAP

The property fronts Upminster Road South within an established commercial parade serving a predominantly residential area of Rainham. Local shops and amenities are nearby, with access to local bus services, Rainham railway station and the A13.

Measured accommodation

Commercial	m²	sq ft
Retail area	17.79	191
Kitchen & WC	4.40	47
Total commercial	**22.18**	**239**
Maisonette		
Lounge / entrance area	17.38	187
Kitchen	6.82	73
Bedroom 1	14.83	160
Bedroom 2	12.67	136
Bedroom 3	5.33	57
Bathroom	4.62	50
Total residential	**61.64**	**663**
Combined total	**83.82**	**902**

Approximate measured areas; totals calculated before rounding. Stairs and landing not separately measured.

Lease terms & enquiries

OFFERED AS A WHOLE WITH FULL VACANT POSSESSION

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QUOTING RENT

£32,000 pax

Lease

New full repairing and insuring (FRI) lease for a term to be agreed. The commercial and residential accommodation are offered together with full vacant possession.

Planning

Class E commercial use. Interested parties should satisfy themselves as to the suitability of their proposed use and any necessary consents.

Business rates

Rateable value: £5,000 (effective 1 April 2026). Potential for 100% Small Business Rates Relief, subject to eligibility. Enquiries should be made to the London Borough of Havering.

Holding deposit & AML

A holding deposit of £3,000 is required, together with a non-refundable AML compliance fee of £350 plus VAT. Holding deposit terms will be provided separately.

Energy performance

C

Residential: C (75)

Valid until 15 March 2036

Commercial EPC: to be assessed

Council tax

Residential: Band A (London Borough of Havering).

Viewing & enquiries

Strictly by appointment through sole agents Countrywide Commercial.

020 8506 9900

07956 380 992

jason@countrywidecomm.co.uk

Particulars are provided for guidance only and do not form part of an offer or contract. Measurements are approximate. Services and equipment have not been tested. Interested parties must verify all details independently. Photographs show the property as presented at inspection; inclusion of contents is not confirmed.