



## TO LET – RETAIL UNIT BECONTREE STATION, RM9 4TP

### To Let:

- A prominent position opposite the station entrance and adjacent to the ticket barriers.
- Highly visible unit that directly captures footfall entering and exiting the station.
- Opportunity to capitalise on commuter trade.

### Location:

Becontree station is in the London Borough of Barking and Dagenham. The station is located on the District line between Upney and Dagenham Heathway in Zone 5. The station is located within a 2-minute walk to a row of shops serving predominately cheap eats and a pound shop by independent retail operators. The station is nearby to a bus stop served by bus numbers 62 and 145.

Becontree station is located on the corner of Gale Street, Dagenham.

## London Underground

Zone 4 / 5  
District Line.

### 3.46 million+

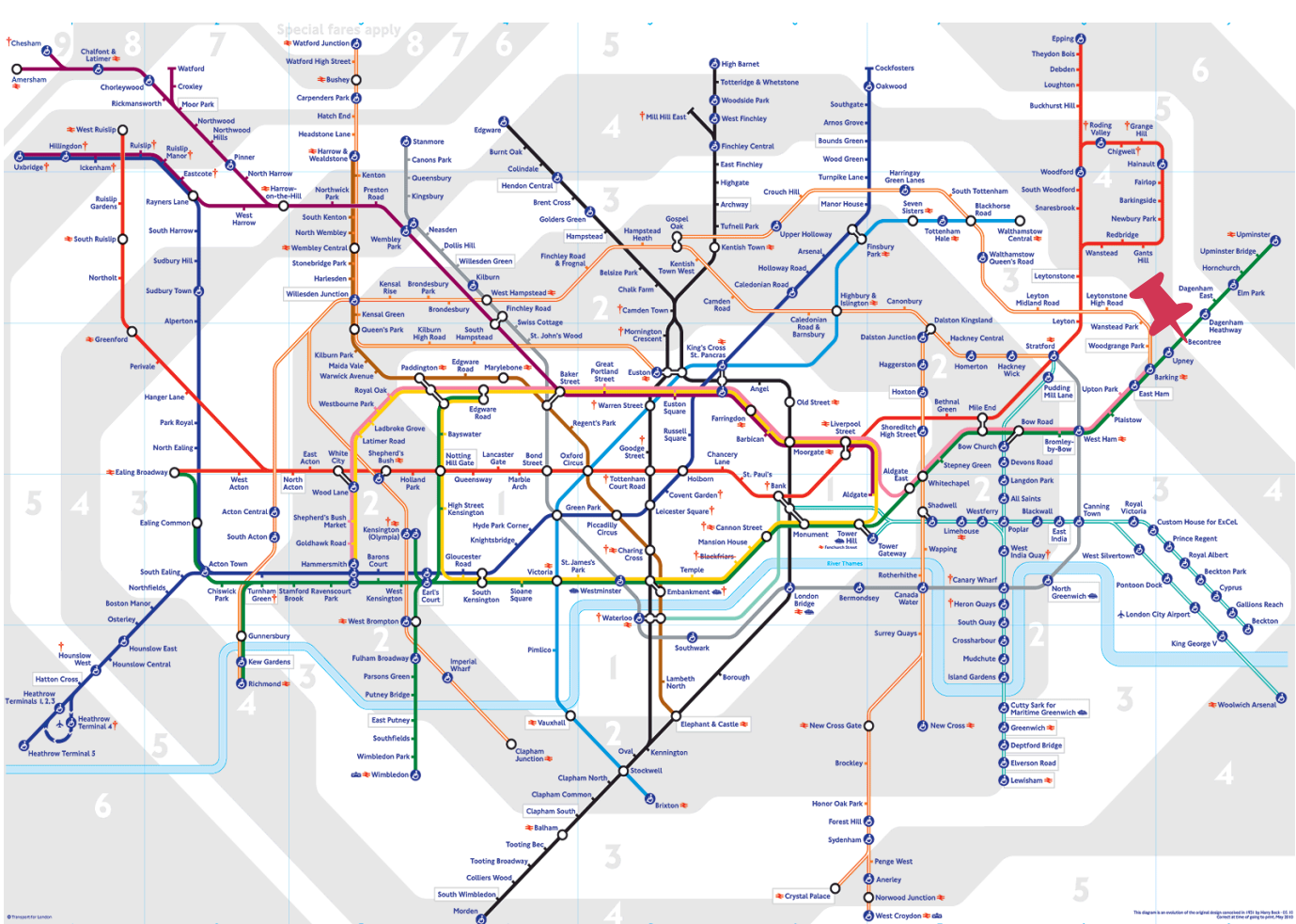
Annual Station Footfall

\*2019



Transport  
for London





## Description:

The unit is currently vacant and has external closing shutters.

## Unit Size:

92.0 sq ft / 8.55 sq m

## Services:

- 32-Amp Single Phase Power
- No Water or Drainage

## Usage:

- Retail
- Services

## Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

## Rent

The rent payable to be an agreed minimum guaranteed rent (MGR) – POA.

## Rates:

Interested parties are advised to contact the VOA directly for more information.

## Legal Costs:

Each party is to be responsible for their own legal costs.

## Offers:

Interested parties will be expected to provide a full business case with financials.

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