



Lampits Hill Corringham SS17 9AA

- Lock Up Shop Unit
- Rent £15,000 Per Annum
- Approx. 680 sq ft
- Existing Business and Machinery available a £15,000 premium
- Brand New Long Term Lease Available
- If Business Taken Over Rent discounted to £12,000 per annum
- Rear Yard For Access Purposes
- Currently nil Business Rates as receiving Small Business Relief



Connollys are pleased to offer to the market this lock up shop unit of approximately 680 sq ft with rear garden area which is located on a popular parade of shops in Old Corringham and offered with a brand new long term Lease available. The current business carries out Dry cleaning, laundry and ironing services and the business is additionally available with all existing machinery and appliances at a cost £15,000 and at a discounted rent of £12,000 per annum.

£15,000 P/Y Leasehold

**"To view the full lettings particulars,
please visit our website:
www.connollysestates.co.uk"**

Shop Area

15' 6" x 12' 3" (4.72m x 3.73m) With payment counter. Open to

Rear Workshop/Office:

18' 10" x 11' 7" (5.74m x 3.53m) With office area and walk in storage cupboard/room.

Kitchen

12' 9" x 9' 0" (3.89m x 2.74m) With sink unit.

Laundry Room

9' 1" x 7' 9" (2.77m x 2.36m) With appliance space and plumbing. Further storage area to rear and access to rear garden/yard.

Available to Purchase

If required the existing machinery listed below is available for £25,000 separate negotiation.

Sovrana Dry Cleaning Unit

Comptel Suit Steamer Unit

Half Man Press

Spotting Table

Two Washing Machines

Tumble Dryer

Toilet

With Low flush wc.

Rear Garden/Yard

Approx 30' in length with fenced boundaries and access to large rear yard
(available for £650.00 PCM)

Separate Caravan: Available for an additional £650.00 PCM.

If yard and caravan are leased together - £1,200 PCM.

EPC

B (40)

EPC carried out 04/11/2014 valid until 03/11/2024.

Current Rateable value

£3,650

Thurrock Council However this is not applicable as the shop currently receives small business rates relief.