

FOR SALE

MIXED USE FREEHOLD
INVESTMENT



whozoo.

DAGENHAM

 289 Wood Lane, Dagenham, Essex RM8 3NH

Price £550,000



Property Type

MIXED USE



Size

1,758 FT²



Tenure

FREEHOLD



Borough

DAGENHAM



Planning Granted

NO



Existing Use

CLASS E/C3

Tenanted



YES

Local Train Stations



Dagenham Heathway (0.9 miles)
Chadwell Heath (1.1 miles)
Becontree (1.2 miles)

Local Amenities



Supermarket (0.5 miles)
Centre and Pool (1.6 miles)
Retail Park (1.9 miles)

VAT Applicable



NO

Rateable Value

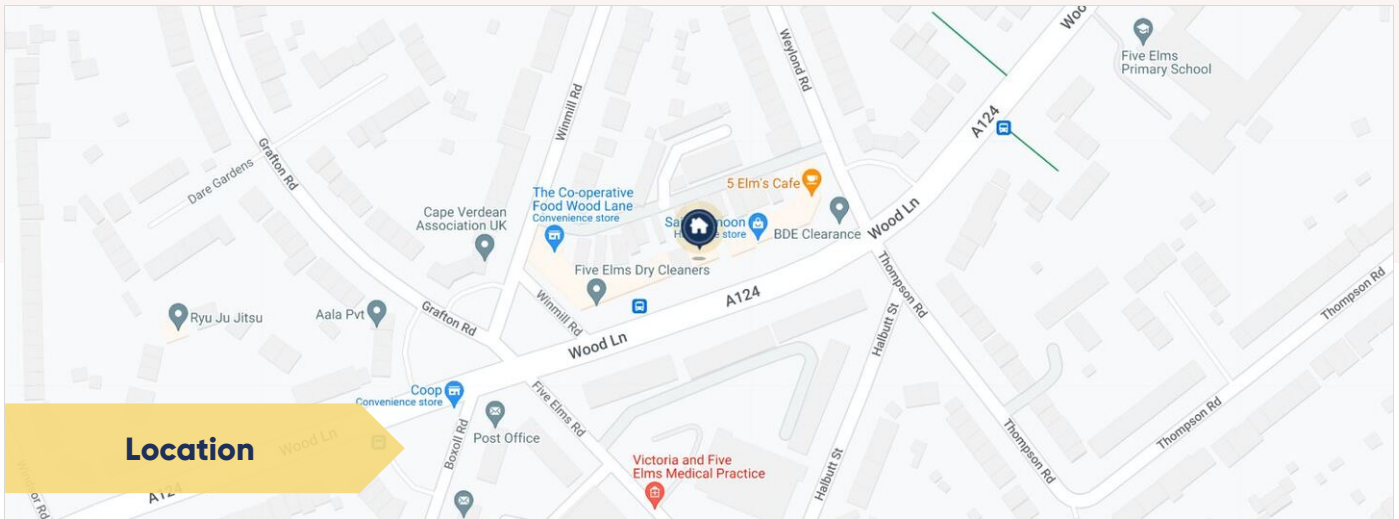


£11,750

EPC



C/D



Location



Additional Information

A mid-terraced 3-storey building forming part of a local shopping parade comprising a Ground Floor Shop trading as a fast-food takeaway and two self-contained flats at the first and second floors respectively. Access to the flats is obtained via a rear alleyway. The rear of the site also acts as a small yard area for refuge for the shop.

The parade comprises a mix of local and independent retail businesses as well as a Co-op Convenience Store and a Post Office.

Size & Location:

289 Wood Lane in Dagenham has solid transport links, including nearby access to the Elizabeth line at Chadwell Heath station, a short bus ride away. The Elizabeth line provides fast, direct services into Central London, reaching Liverpool Street in around 25 minutes.

For local rail, Becontree and Dagenham Heathway stations on the District line offer connections to central stops like Tower Hill within 35-40 minutes. Road access is also convenient via the A124, which links to the A13 for car journeys into Central London, typically taking 40-50 minutes depending on traffic.

Frequent bus routes, including the 5, 62, and 145, run along Wood Lane, connecting Dagenham to Barking, Romford, and other areas, with easy transfers to rail and Elizabeth line stations.

Planning & Tenancies:

Ground floor- The shop is currently let to an independent Kebab takeaway by way of lease from 5 June 2015 until 4 June 2025. The current rent for the shop is £12,600.00 per annum and is subject to five yearly rent reviews, with the next review on 5 June 2025. Planning use classification is under Class E.

The first and second-floor Flats and the separate store building are sublet until September 2025 at a ground rent of £50 per annum.

The Rateable Value for the shop is £11,750.

ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Retail	81.3	875
Flat 1	42	452
Flat 2	42	431
TOTAL : 3	165.3	1,758

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Commercial Property, Expertly Done



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