

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com

ON BEHALF OF REDBRIDGE COUNCIL

TO LET UPON NEW 5 YEAR LEASE

KIOSK RETAIL UNIT (A1 USE)

GROSS INTERNAL AREA 140 FT² (13M²)

NEW LEASE AVAILABLE

HIGH STREET, BARKINGSIDE, ILFORD ESSEX



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LOCATION	<p>The property is located fronting directly onto High Street, Barkingside immediately adjacent to Fullwell Cross Leisure Centre at the junction of High Street and Virginia Gardens.</p> <p>Barkingside High Street houses a mixture of independent and national retailers and serves the surrounding densely populated residential catchment area. Barkingside High Street is serviced by a number of bus routes, with Fairlop Underground Station being the closest located train station.</p>
DESCRIPTION	<p>The property comprises of a retail/kiosk unit offering a gross internal area of 140 sq.ft (13 M2).</p> <p>The property is currently leased until the 31st March 2022 and used as a florist and is suitable to a variety of users under Planning Class E, subject to our clients prior approval.</p> <p>The property benefits from mains electricity and water supply with shared WC facilities adjoining the property.</p>
TERMS & RENT	<p>The premises are available to let on a new full repairing and insuring lease which is contracted outside of the provisions of Part II of the Landlord and Tenant Act 1954. Commencing rental of £9,750.00 per annum exclusive.</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Redbridge</p> <p>Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8554 5000.</p> <p>The current Rateable value for these premises is £5,800.00.</p>
EPC	<p>To be confirmed.</p>
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable level costs, estimated to be in the sum of £1,000.00</p>
VIEWING	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill, Essex IG9 6LL</p> <p>Tel 020 8498 9292</p>
	<p>NB. All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representative as to their accuracy.</p>