

TO LET

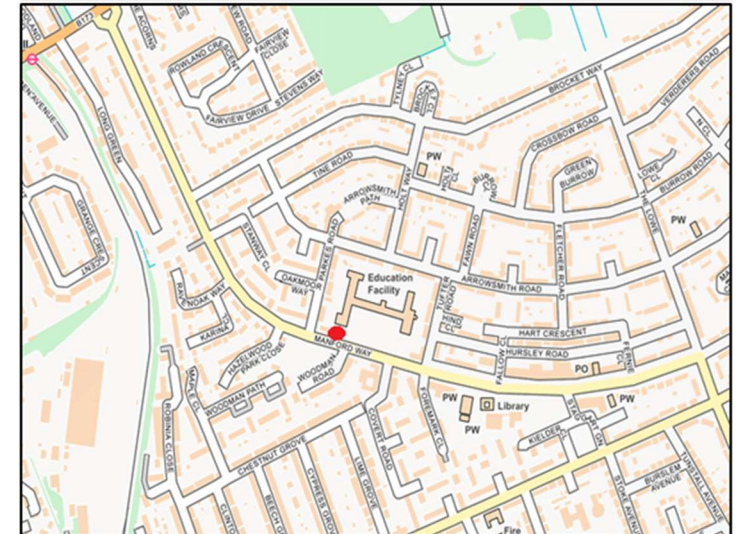
EX-BANK PREMISES / SUBSTANTIAL RETAIL UNIT

171-173 MANFORD WAY, HAINAULT, ESSEX



Chartered Surveyors and Property Management Consultants

- On Behalf of the London Borough of Redbridge
- Ex Lloyds Bank Premises
- Approximately 2,400 sq.ft GIA
- Frontage of approximately 36'
- Suitable for Class E Uses
- Established Local Shopping Parade
- New Lease Available



All enquiries to: Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU. T: 020 8498 9292. E: info@spencercraig.com

Location

Premises form part of this well established shopping parade located in the heart of this densely populated residential area.

The parade itself comprises of over 30 retail units including occupiers such as Boots, Tescos, Co-op, Greggs, Wenzels and a variety of independent traders.

Description

The property comprises of a mid terrace retail unit offering a gross internal area of approximately 2,400 sq.ft.

The premises are suitable for a variety of Class E users (with a preference for non-conflict with existing occupiers).

Accommodation

Unit	Sq M	Sq.ft
Ground Floor		2,400
Total		2.400

Quoting Rent & VAT

£48.500 per annum exclusive. Vat is not applicable.

Business Rates:

R/V - £32,500

Planning - Class E use

Local Authority - London Borough of

Redbridge – 020 8554 5000

Legal Costs:

Ingoing tenant to be responsible for the Councils

legal costs, estimated at £2,000

EPC Rating

Band D

Service Charges

Not applicable

