

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com

ON BEHALF OF THE LONDON BOROUGH OF REDBRIDGE

**TO LET UPON NEW FULL REPAIRING AND INSURING
LEASE**

RETAIL PREMISES (E CLASS)

NET INTERNAL AREA 765 FT²

UNIT 4, 52-58 HIGH STREET, WANSTEAD, E11 2RJ



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LOCATION	<p>The premises are located fronting directly onto High Street, Wanstead, close to its junction with the A1008 Cambridge Park.</p> <p>Wanstead central line is also within close proximity with surrounding retailers including Majestic Wine, The Ginger Pig, Boots, M & S Simple Food, Gails Bakery plus a number of independent retailers.</p>
DESCRIPTION	<p>An individual shop unit previously used for a beauty salon, offering a net internal area of approximately 765 sq.ft.</p> <p>Internally the property benefit from heating (not tested), lighting, internal/external shutters plus kitchen/WC facilities.</p>
TERMS & RENT	<p>Available on a new full repairing and insuring lease, the terms of which are to be agreed.</p> <p>No catering uses considered.</p> <p>The premises are offered to let at a commencing rental of £33,500.00 per annum exclusive.</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Redbridge - Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8554 5000.</p> <p>Rateable value – Unit 4 £23,250.</p>
EPC	<p>Band B.</p>
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,500.00</p>
VIEWING	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p>Tel 020 8498 9292</p>
	<p>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services & installations are un-tested, and applicants will need to ascertain the condition of such installations themselves prior to making any offer.</p>