

Ref:

To Let

Lock Up Shop



**59B High Street,
Barkingside,
Ilford, Essex, IG6 2AD**

LOCATION: The property is situated at the junction fronting both the High Road and Freemantle Road and was previously occupied by Douglas Allen Estate Agents. This prominent location is directly opposite Halifax in the same parade as Specsavers and Boots.

Barkingside has many bus routes as well as a Central Line Underground station and the busy High Street as many multiples as well as independent traders.

DESCRIPTION: The property comprises of a ground floor self contained lock up shop with a total floor area 552 sq.ft (51.32 sqm) - Including the kitchenette. Benefits includes suspended ceiling, air conditioning, carpeting, self contained kitchen and WC. The property is available to let on a new full repairing assuring lease the terms of which are to be agreed.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **GROUND FLOOR LOCK UP SHOP**
- **RETURN FRONTAGE**
- **AIR CONDITIONING**
- **CARPETING**
- **KITCHEN**
- **W.C.**
- **SUSPENDED CEILING**

TERMS:

RENT: £17,000

RATES PAYABLE: Approximately £8,452.50

EPC RATING: TBC



REFERENCES: Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS:

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via Land Commercial Limited.

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.