

INCORPORATING...

brian **dadd** commercial

TO LET

£24,500 PER ANNUM

- CONFIDENTIALLY AVAILABLE
- Well-established tanning business
- Totalling approx 1,389 sq ft
- Opposite Snaresbrook Station
- Includes upper parts
- Fixtures, fittings & equipment available
- Benefitting from income from some of the ancillary rooms
- Rear parking for 2/3 vehicles included

CONTACT: 020 8501 9220
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SUN GODDESS TANNING & BEAUTY, 9 STATION PARADE, HIGH STREET, WANSTEAD, LONDON, E11 1QF



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The premises are situated on Station Parade, which is opposite Snaresbrook Underground Station. Station Parade forms part of High Street, Wanstead, which is the main shopping area in Wanstead and comprises a number of restaurants, cafes and multiple retailers such as Tesco Express and Boots. Pay by phone parking is available on the street. Both Snaresbrook and Wanstead Stations are on the Central Line and provide a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at the Waterworks roundabout.

Description

The premises have been used as a tanning salon for many years. The upper parts are accessed internally and 2 of these rooms are currently rented out. At the rear of the premises is an area for parking. The accommodation is more particularly described as follows and comprises the following approximate floor areas:

Ground Floor:

Sales Area: 545 sq ft (50.6 sq m)

Office/Treatment Room: 330 sq ft (30.7 sq m)

WC

First Floor:

Room 1: 68 sq ft (6.3 sq m)

Room 2: 147 sq ft (13.9 sq m)

Room 3: 159 sq ft (14.8 sq m)

Kitchenette: 111 sq ft (10.3 sq m)

Shower Room: 29 sq ft (2.7 sq m)

WC

Tenancy Details

The premises are held on a 20 year full repairing and insuring lease from May 2013 and the current rent is £24,500 per annum. There is a rent review and tenant-only break clause due in May 2028.

2 of the 1st floor rooms are currently let out at £750 per month inclusive each. There is another 1st floor room and a ground floor office/treatment room which could be let out for additional income.

Terms

The premises are available by way of assignment of the current lease. The outgoing tenant is seeking a premium for goodwill, fixtures, fittings and equipment, as well as the benefit of the rent currently and potentially obtained from the other rooms. Premium on application.

Business Rates

Redbridge Council have informed us of the following:

2026 Rateable Value: £27,500

2026/27 Retail, Hospitality, and Leisure UBR: 0.382 P/£

2026/27 Retail, Hospitality, and Leisure Rates Payable: £10,505

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

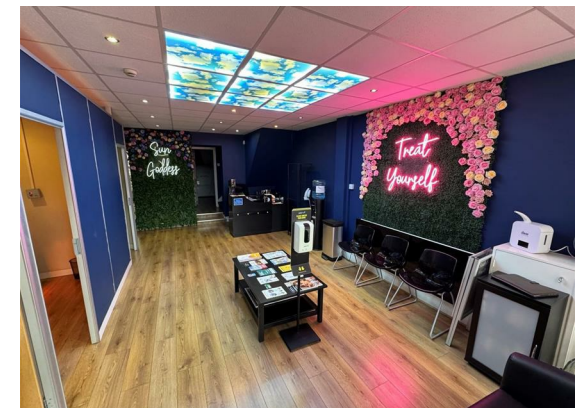
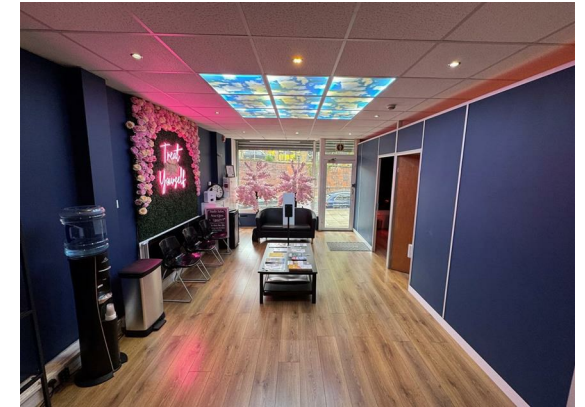
To be covered by the ingoing tenant.

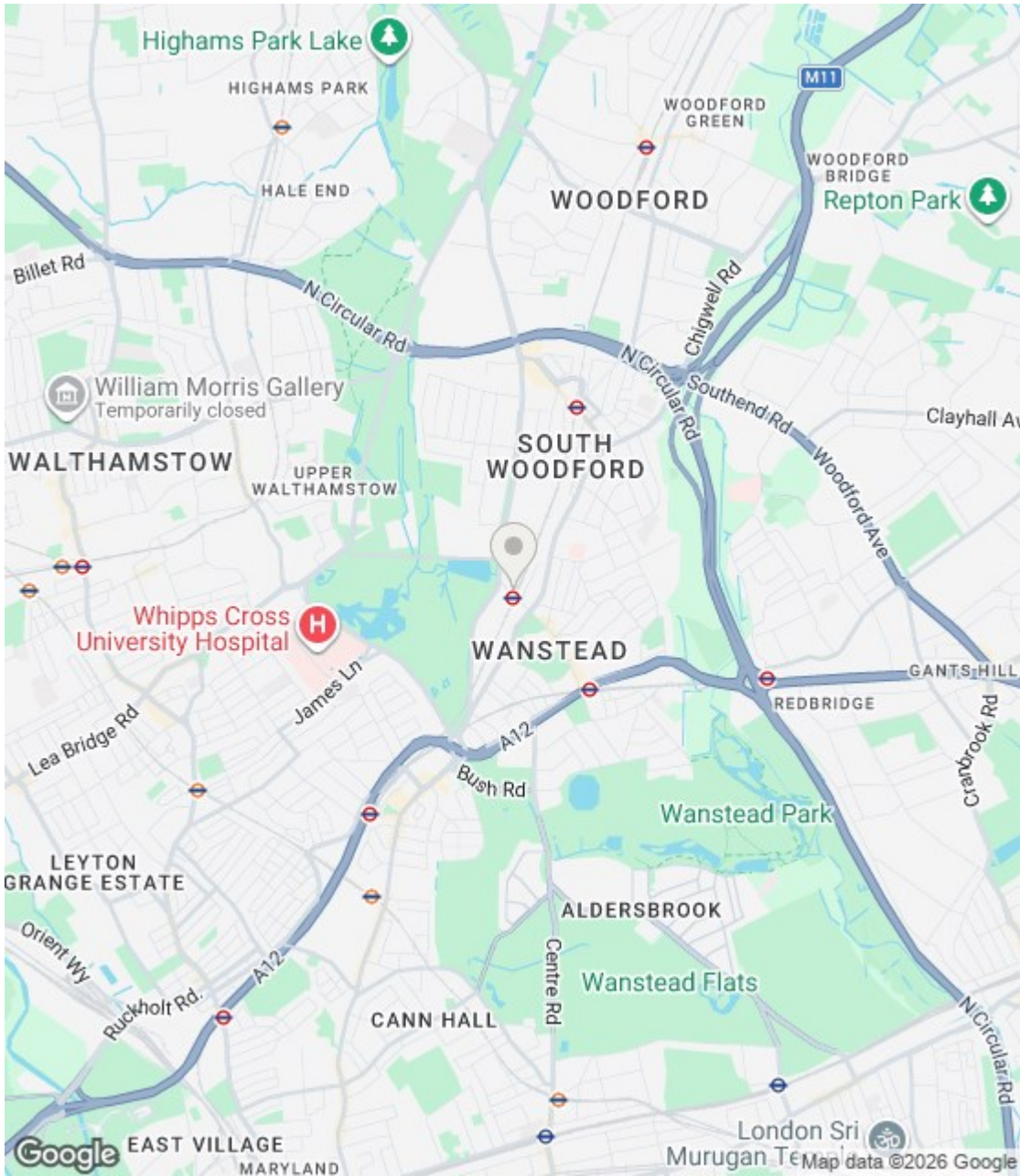
Viewings

The premises are available on a strictly confidential basis, so viewings must be organised via sole agents Clarke Hillyer, tel 0208 501 9220.

EPC

The premises have an Energy Performance Certificate of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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COMMERCIAL