

Ref: S69

## LOCK UP SHOP TO LET



**147A HIGH STREET,  
BARKINGSIDE, ILFORD,  
ESSEX IG6 2AJ**

**LOCATION:** The Lock Up Shop is located in this sought after trading location fronting High Street, Barkingside in the same parade as Betfred and NatWest Bank opposite Fullwell Cross Leisure Centre.

The Lock Up Shop is within walking distance of both Barkingside and Fairlop Underground (Central Line) Stations.

**DESCRIPTION:** Lock Up Shop currently used for Shoe Repairs with a Total Floor Area of approximately 222 square feet (20.62 square metres) suitable for a variety of A1 Retail users.

**N.B.** **It is the responsibility of any interested party to fully clarify the exact Floor Area of the Lock Up Shop, the existing Planning Use and whether their proposed use requires a change in Planning Permission.**

**AMENITIES:**

- Lighting
- Roller shutter
- W.C.

**TERMS:** A new Full Repairing & Insuring Lease for a term to be agreed.

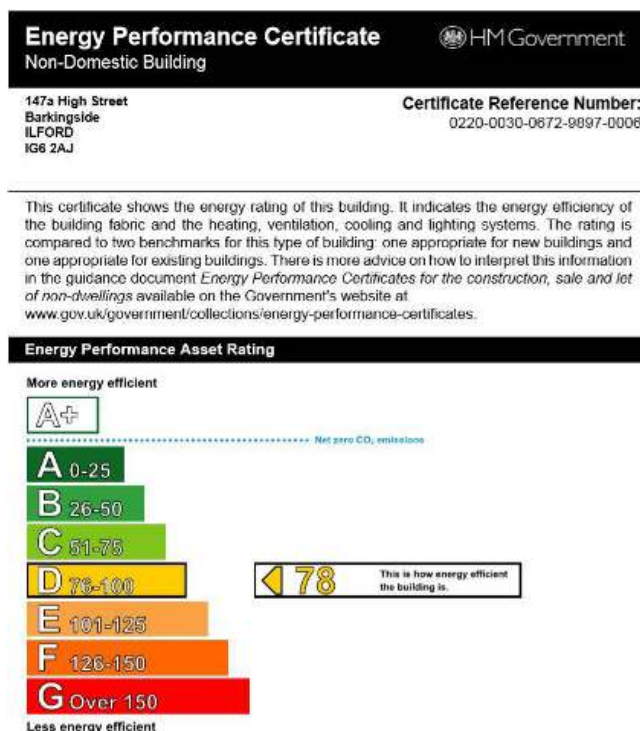
**RENT:** £15,000.00 per annum exclusive.

**VAT:** All rents, prices and premiums stated are exclusive of VAT under the Finance Act 1989.

**It is the responsibility of a Tenant to consult their Professional Advisors as to their liabilities if any in this direction.**

**BUSINESS RATES:** To Be Confirmed.

**EPC RATING:**



**ANTI-MONEY LAUNDERING:**

Due to recent changes in Anti-Money Laundering Regulations it is now standard procedure to undertake Company, General and Personal Anti-Money Laundering checks.

**Please note this is undertaken on the Landlord and Tenant or any other entity who has a relationship with the Lock Up Shop.**

**REFERENCES:**

Land Commercial charge a fee of £125.00 plus VAT at the prevailing rate for applying for references on a proposed Tenant. This fee is non-refundable after references have been applied regardless of whether they are accepted by the Landlord.

**LEGAL COSTS:**

Each party is to pay their own Legal Costs incurred in the transaction with the ingoing Tenant providing an undertaking for abortive Legal Costs should they withdraw from the transaction at any time.

**VIEWING:**

Strictly by appointment.

**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.*