



Ref: S69

## LOCK UP SHOP TO LET

LC

LAND COMMERCIAL

chartered surveyors



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



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LC

All properties are offered subject to contract. Neither land Commercial, not any person in their employ has any authority to make or give any representation or warranty whatsover in relation to the property and rises particulars are not to be construed containing any representation of hact upon which any person is entitled to refy. All negationions must be conducted through Land Commercial. 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.

To Be Confirmed.

- **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:

PC RATING:	Energy Performance Certificate Non-Domestic Building	HM Government
	147a High Street Barkingside ILFORD IG6 2AJ	Certificate Reference Number: 0220-0030-0672-9897-0006
	This and itsets shows the second ratios of this building	It indicates the energy efficiency of

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let* of *non-dwellings* available on the Government's website at *usure applied for existing buildings*.

www.gov.uk/government/collections/energy-performance-certificates.



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.	

