

A1 SHOP/A2 OFFICE PREMISES TO LET

APPROX 696 SQ.FT (64.6 SQ M)

387 BARKING ROAD, EAST HAM, E6 2JT



Location

These premises are well located on the south side of the busy Barking Road (A214) Opposite the Town Hall and a stones throw from the vibrant High Street North.

Nearby occupiers in this prominent parade include Costcutters, Subway, Pizza Hut, Norman Barnett solicitors, Poundcity, Barking Food & Wine as well as a school outfitters, hair and beauty salon, printers, furniture shop and various food outlets.

Accommodation

This mid terrace property has recessed double doors and is laid out as a large open plan area with a glass partition and counter. There is a door to the rear of the shop leading out to small area and back door for access to a yard. This would suit a variety of retail occupiers but is ideal for professional use, (ie. solicitors, financial or estate agency) and with partitioning could create ideal offices for any small business.

It has the benefit of carpets, open cell suspended ceilings and an electric roller shutter to the shop front.

Gross Shop Frontage	13'6"	4.12 m
Ground Floor Retail Area	696 sq.ft.	64.6 sq.m
Rear area with access to yard		

TOTAL APPROX AREA 696 SQFT (64.6 SQM)

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

Rent

£18,000 per annum exclusive.

Rates

The rateable value for 2010/2011 is £20,750. Enquiries should be made to Newham Council on 0208 430 2000 for the current rates payable. Newham Council offer small business rate relief and enquiries should be made directly to them.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions Limited on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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