

SHOP TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- Busy Parade
- Opposite Sainsburys
- £25,000 pax
- Shop & Basement areas

98 High Road
Chadwell Heath RM6 6NX



Location:

Situated within High Road, Chadwell Heath within opposite **Sainsbury's** supermarket and adjacent to **The Gadget Shop** and other local successful businesses, the premises is situated within a highly popular local parade amongst many different types of businesses, that serves the highly dense residential area.

Description:

The property consists of shop & basement unit previously used as an office with a good-sized basement, WC & kitchenette facilities.

Shop Frontage:	13.12 ft	4 m
Shop Area:	391.38 ft²	36.78 m²
Office:	111.83 ft²	10.389 m²
Kitchenette & WC	80.73 ft ²	7.5 m ²
Basement	282.01 ft ²	26.2 m ²
WC		

Use:

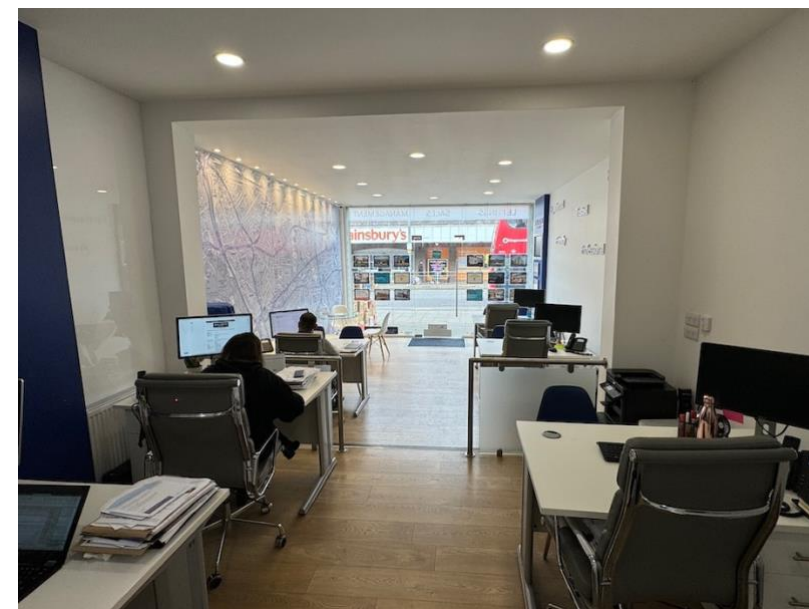
It has an E Class uses suitable for a variety of uses.

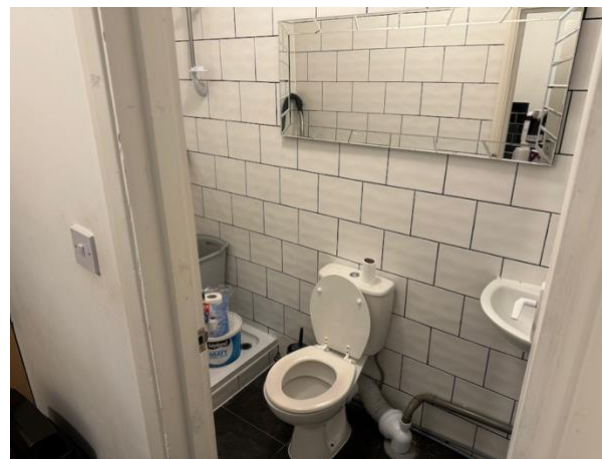
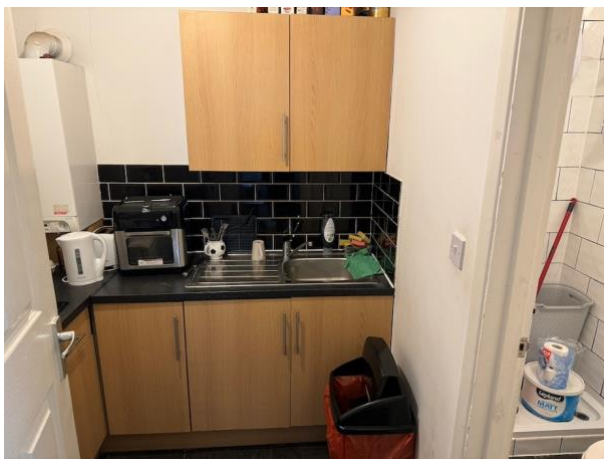
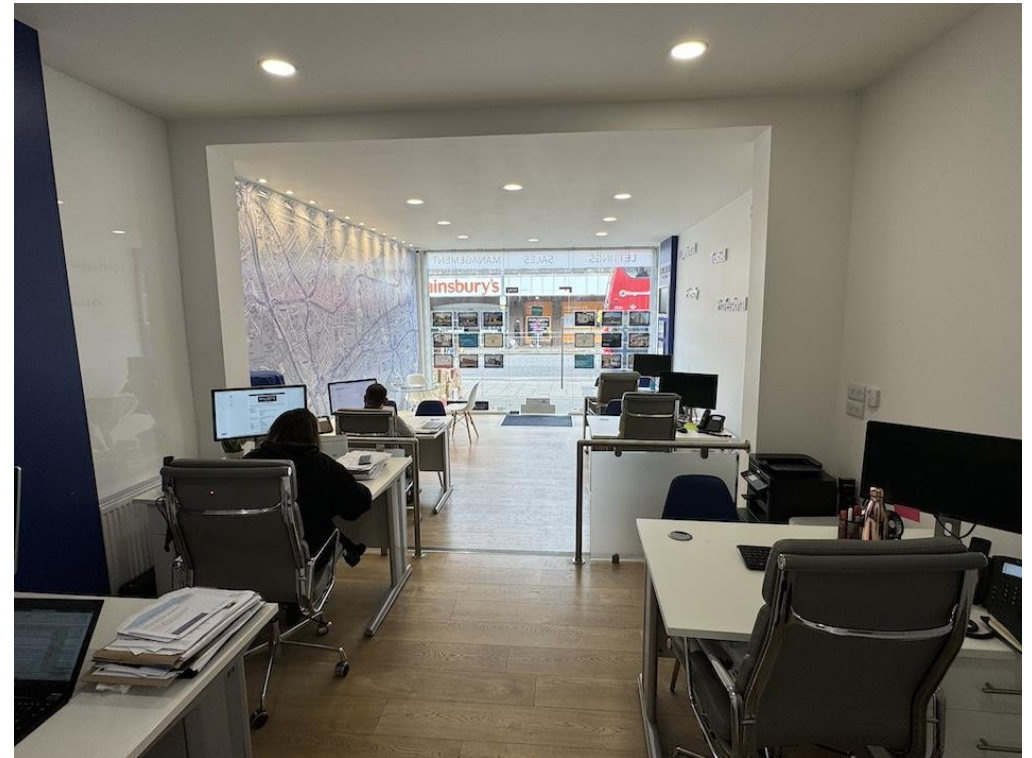
Tenure:

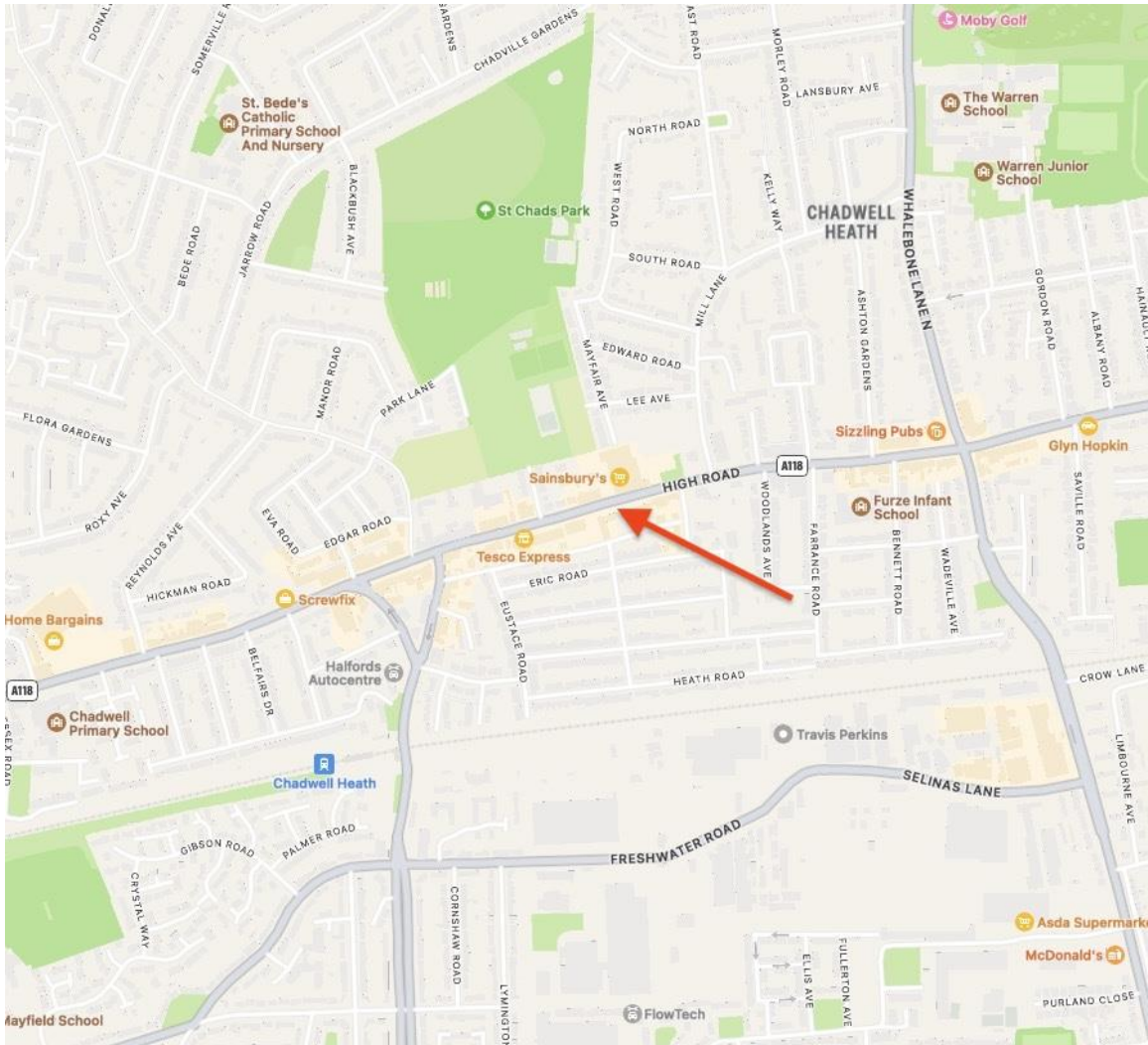
The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

Rent:

Rental offers in the region of **£25,000** pax subject to contract.







Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

Rateable Value £12,250

Rates payable: £6112.75

(Parties advised to verify with London Borough of Barking and Dagenham)

Legal Costs

The ingoing tenant to pay towards the landlord legal costs of £1500 + VAT

Reference & Credit Checks

A charge of £300 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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