

A3 RESTAURANT & 4 BED FLAT TO LET



353 High Street North, East Ham E12

020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

The Property is situated on the western side of High Street North, close to the junction with Rosebury Avenue. The property is within close proximity to well known multiples such as Paddy Power and Ladbrokes, as well as many independent traders.

Travel Links

East Ham Tube (District Line) 0.8 miles, 8 minutes' walk.

Description & Accommodation

The property comprises ground floor unit with an A3 restaurant consent in a shell & core condition, a basement and a newly refurbished self-contained 4 bed apartment.

Gross Frontage	13.12 ft	4 m
Built Depth	81.04 ft	24.7 m
Ground Floor (GIA)	1184 sq. ft	110 sq.m
Basement	220 sq. ft	20.44 sq.m

Self-Contained Apartment (newly refurbished and with 2 boilers)

1st floor 2 rooms, kitchen & bathroom

2nd floor 2 rooms & bathroom

Loft 1 room

(Floor Plans available upon request)

Lease Terms

A new FRI lease will be granted terms to be agreed.

Quoting Rent

£50,000 pax

Rates

The property is situated within the London Borough of Newham, the rates are to be re-assessed.

Legal Costs

Incoming tenant to pay for the landlord's reasonable legal fees.

Viewing

For further information please contact sole agents - Countrywide Commercial

Jason Grant T : 020 8506 9900 / 0208 506 9905

E: jason@countrywidecomm.co.uk