

Lock Up Shop TO LET

921.18 sq. ft / 85.58 m2

Opposite Seven Kings Main Line / Crossrail Train Station

612 High Road, Seven Kings, Ilford IG3



020 8506 9900
www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

Location:

The property is situated in a highly prominent location with its frontage onto High Road Seven Kings directly opposite **Seven Kings Mainline Station** that will have a **Crossrail link** from late 2019.

Within the immediate vicinity are many local businesses, parades of shops, schools & colleges.

Description:

The unit is arranged over ground floor level affording the following approximate areas and dimensions: -

Gross Frontage:	18 ft	5.63 m
Shop Depth	22 ft	6.93 m
Ground floor retail area	733.35 sq. ft	68.13 m2
Ground floor rear store area	187.83 sq. ft	17.45 m2
Total Retail Area (exc WC's)	921.18 sq. ft	85.58 m2
WC		

Tenure:

By way of a new FRI lease

Rent:

Offers are sought circa. £20,000 pax





Business Rates:

Rateable Value: £11,750
Rates Payable: £5,640 pa

N.b All parties are advised to confirm these amounts by contacting London Borough of Redbridge.

Legal Costs:

Ingoing tenant to pay towards our client's reasonable legal costs.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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