# countrywide

**COMMERCIAL PROPERTY AGENTS** 

# 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 OXR

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### 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: -

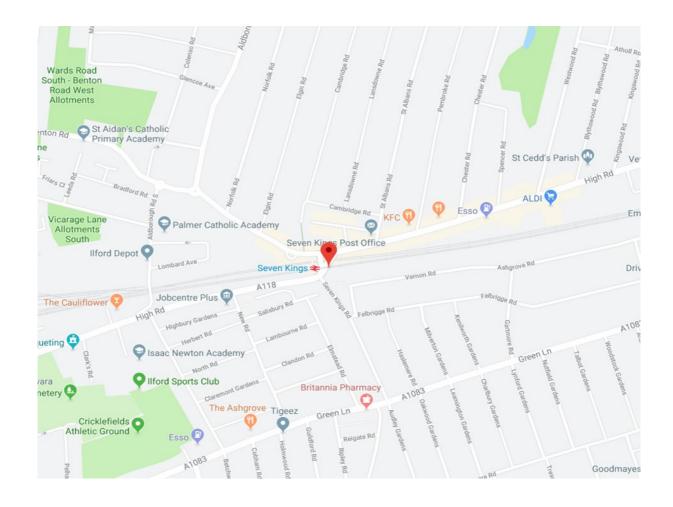
Gross Frontage:	18 ft	5.63 m
Shop Depth	22 ft	6.93 m
Ground floor retail area	733.35 sq. ft	68.13 m2
Ground floor rear store area	187.83 sq. ft	17.45 m2
Total Retail Area (exc WC's)	921.18 sq. ft	85.58 m2
WC		

#### 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 020 8506 9900 / 020 8506 9905

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