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FORMER CAR SHOWROOM with 50 Car Spaces

TO LET

0.39 Acre Site

1145 High Road, Chadwell Heath, Essex



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Location:

The property occupies a highly prominent trading position on High Road (A1180 at the eastern end of Chadwell Heath Town Centre. Adjacent to **Screwfix**, opposite the **Mayfair Venue** and next to a very busy parade of shops that include **Douglas Allen Spiro**.

The location has excellent transport links via bus and rail, Chadwell Heath **(Crossrail)** Station is a 5 minutes' walk.

Description:

Ground floor former car showroom & Workshop, approximate sizes below:-

| Gross Internal Areas | 3162.32 sq.ft | 293.79 m2 |
|----------------------|---------------|-----------|
| Workshop | 633.99 sq.ft | 58.9 m2 |
| Total area | 2528.33 sq.ft | 234.89 m2 |
| Store | 304 sq. ft | 28.28 m2 |
| Showroom | 223.93 sq.ft | 206.61 m2 |

- Male & female WC's & Kitchen areas
- Air-conditioned
- 3-Phase
- Parking for approximately 50 vehicles
- Overall Site Area 0.39 acres

Terms

A new FRI lease to be granted, length of lease & terms to be agreed

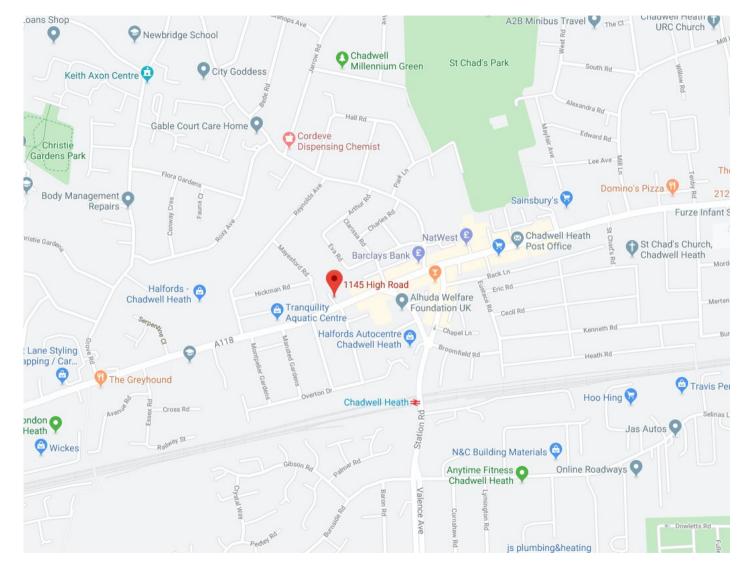
Rent

Offers are sought in excess of £100,000 pax, subject to contract



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Rates

All Parties are advised to verify the business rates with the London Borough of Redbridge rates dept.

Legal Costs

Ingoing tenant to pay a contribution towards the outgoing tenant's legal costs

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

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

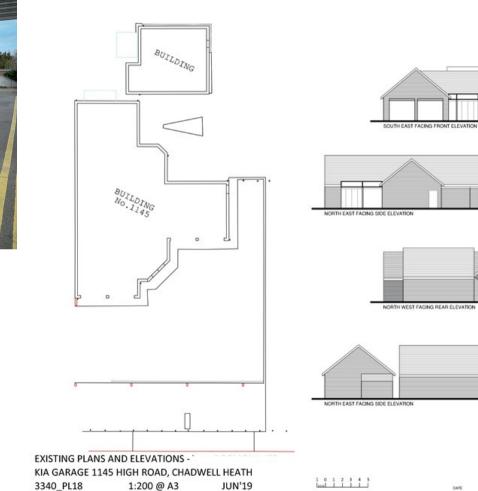
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REVERON

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