

# Prime Shop Lease

(93.52 m2 / 1006.64 sq. ft)

*E Class Use*

## FOR SALE

(By way of lease assignment)

159 High Street,  
Barkingside, Essex IG6 2AJ



**Location**

The property occupies an exceptionally busy location in this densely populated area close to the junction of Fullwell Cross roundabout and opposite the local municipal swimming pool.

Nearby traders include KFC, Bet Fred, Cookies & Cream, Scope Charity, NatWest bank and other local restaurants, shops, coffee shops and barbers.

**Description**

Comprising a good-sized retail unit with the following sizes.

Approximate net internal areas below: -

Internal Width	5.94 m	19.49 ft
Retail area	66 m2	710.42 sq. ft
Rear Storage	27.52 m2	296.22 sq. ft
<b>Total Shop Area</b>	<b>93.52 m2</b>	<b>1006.64 sq. ft</b>
Rear yard	20 m2	86.11 sq. ft

N.b via a shared pedestrian side access

**Tenure**

The present lease runs for a term of 10 years from August 2014 and is subject to 5 yearly rent reviews. (A new lease will be granted at the end of the term)

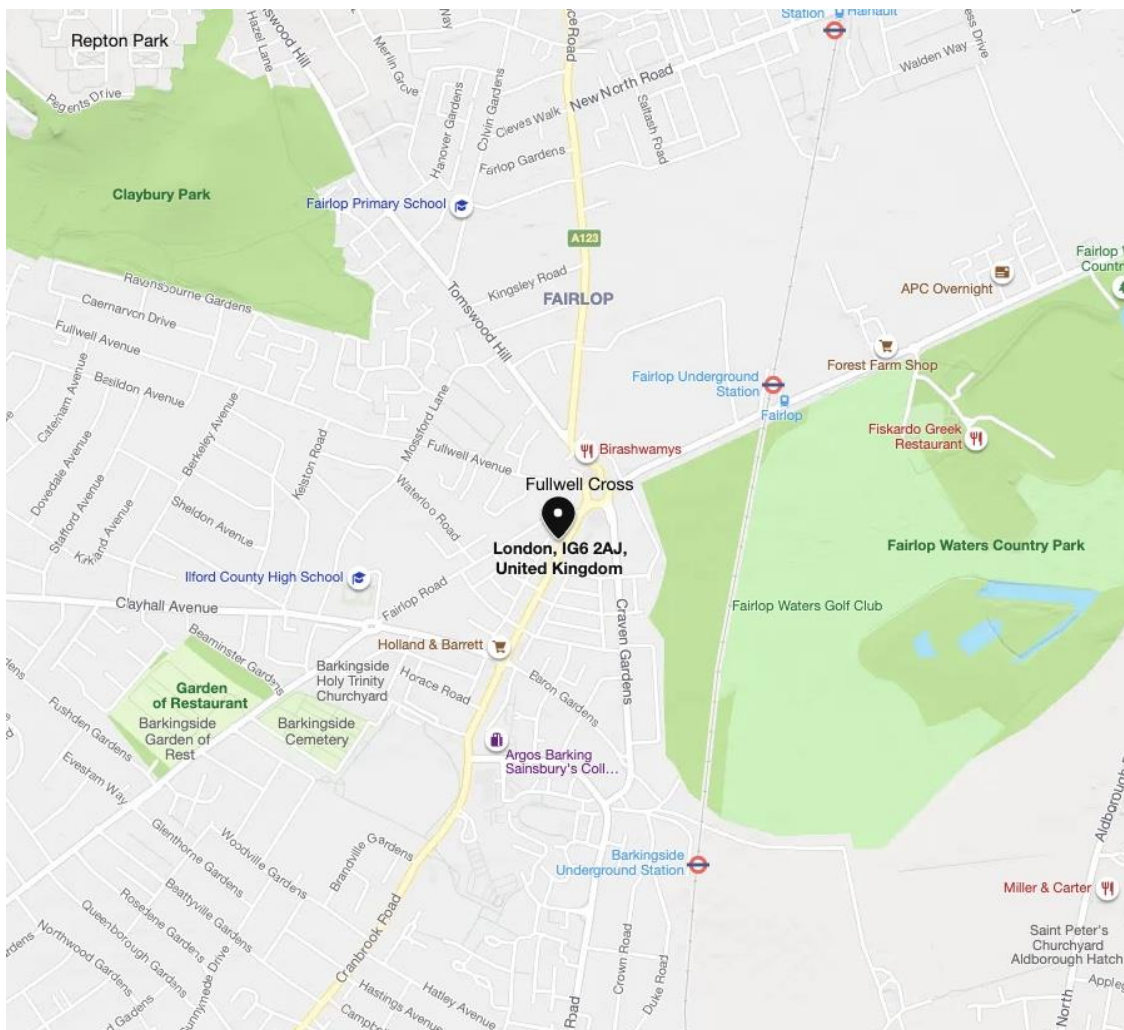
**Rent:**

Current rent is **£30,000** per annum exclusive

**Premium:**

Considerations of **£15,000** are expected for the benefit of the lease & location.





**Use:**

The property is classified as an E use and is presently being used as a pet shop, under the new E Use Class  
**(N.b Restaurant or Takeaway not permitted).**

[Permitted Use Document](#)

**Rates:**

Rateable Value £24,097  
BR Multiplier – 49.9p  
Rates Payable - £12,024 approx.

(n.b interested parties should contact London Borough of Redbridge for verification of these figures and to ascertain the current small business relief due to Covid 19)

**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord’s legal fees.

**References:**

A charge of £200 + 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.

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



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