

Prominent High Street Freehold For Sale

Shop rented at £30,000 pax
Vacant 3 Bed Maisonette

- **Prominent High Street position** in Barkingside town Centre
- **Freehold for sale**
- **Shop** - Let on 15-year FRI lease from 7 July 2023
- **Upper Maisonette**: 3 beds, living room, large kitchen-diner, bathroom/WC — vacant
- **Potential to create 2 flats (s.t.p)**
- **Shop size**: 102 m² (1,098 ft²)

*40 & 40a High Street,
Barkingside, Essex IG6 2DH*



Location

Situated on Barkingside High Street, within easy walking distance of local shops, cafes and transport links, adjacent to **Paddy Power**, **Barnardo's**, **Domino's Pizza**, **Choice** and opposite **Specsavers**.

The property occupies a prominent position on Barkingside High Street, surrounded by a mix of independent retailers and national operators. Barkingside Underground (Central Line) is within easy walking distance, and the area is well served by regular bus routes, providing excellent connectivity for both customers and commuters. The location benefits from a large local residential catchment and strong daytime/weekend footfall.

Property Description

A prominent mid-terrace, three-storey building with full-width glazed retail frontage at pavement level and two floors of maisonette accommodation above. The shop provides a deep retail area and generous display windows, while the upper floors are arranged as a spacious three-bedroom maisonette with a large kitchen-diner, living room and bathroom. The property presents a clear and uninterrupted High Street elevation with good signage potential and an immediately recognisable presence in the town centre.

Tenancies & Tenure (summary)

Ground floor shop: let on a Full Repairing & Insuring (FRI) lease for **15 years from 7 July 2023**, producing **£30,000 per annum** (payable quarterly). Rent review due **7 September 2028** and every five years thereafter. Tenant break options on **6 September 2028** and **6 September 2033** (six months' notice).

Upper maisonette: currently **vacant** — arranged as 3 bedrooms, living room, large kitchen-diner and bathroom/WC. Guide rent £2,000 pcm if let; alternatively available for separate sale at £365,000. The maisonette also has potential to be split to create two self-contained residential flats, subject to planning permission and any necessary building works, offering scope to increase rental/sales value.

Price

Freehold – Asking price - **£835,000**, subject to contract

Key features

- **Prominent High Street frontage** with excellent shop window presence.
- **Freehold for sale** — suitable for an investor.
- **Shop 102 m² (1,098 ft²)** with a deep retail area and good display space.
- **Let on a 15-year FRI lease from 7 July 2023 — passing rent £30,000 pa.**
- **3-bed maisonette (vacant)** with potential to split into two self-contained flats, subject to planning.
- **EPC rating: E.**





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

Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

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