

Confidentially Available

Prime Retail Unit

Lease For Sale/Assignment
(Suitable for multiple trades Class E)

Shop, Small Storage & Rear Yard

GIA 71 m² / 764 ft²

Shop – 58m² / 624 ft²

Storage – 5.4m² / 59 ft²

Yard/Parking – 48m² / 517 ft²

Rent - £25,000 pax

10-year lease from 21 December 2021

5-yearly rent reviews

Premium - £30,000

Very Busy Position

Excellent Footfall

High Street, Barkingside, Essex IG6



Location:

The premises occupy a prominent mid-terraced position on High Street, Barkingside (IG6), in the heart of this established East London suburban centre. The parade is characterised by a strong mix of local and regional occupiers, serving a dense residential catchment. The property benefits from good public transport links, being close to Barkingside (Central Line), with further connectivity via nearby bus routes along the High Street. Road connections are also strong, with convenient access to the A12 (Eastern Avenue), providing onward links to the A406 (North Circular), M11 and M25.

Description:

Mid-terraced ground floor retail premises currently **trading as an Eastern European supermarket**, benefiting from a well-configured sales area with ancillary storage/servicing space.

To the rear, the property provides a **secure yard/parking area**, offering practical loading and operational convenience.

Shop:	58m ²	624 ft ²
Storage:	5.4m ²	59 ft ²
WC/kitchen:	4.9 m ²	53 ft ²
Gross Internal Area:	71 m²	764 ft²
Yard/Parking:	48m ²	517 ft ²

Use

E Class

Term:

The current lease runs for 10 years from 21st Dec 2021 (exp. December 2031), subject to 5-yearly rent reviews (next review Dec 2026)

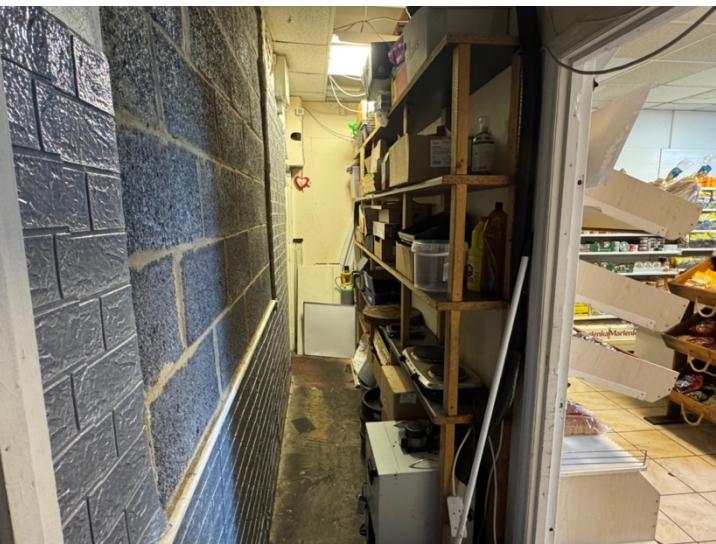
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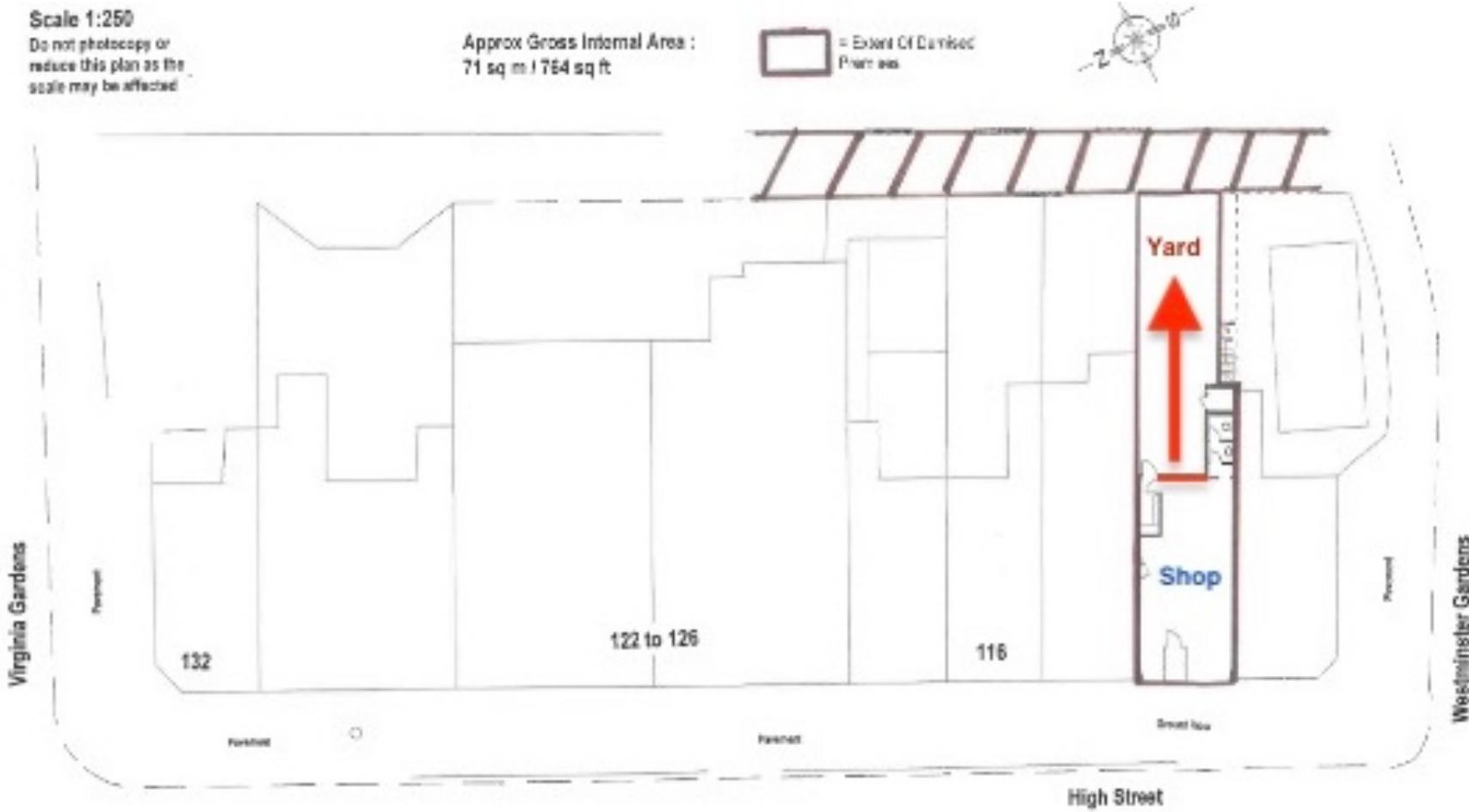
£25,000 pax

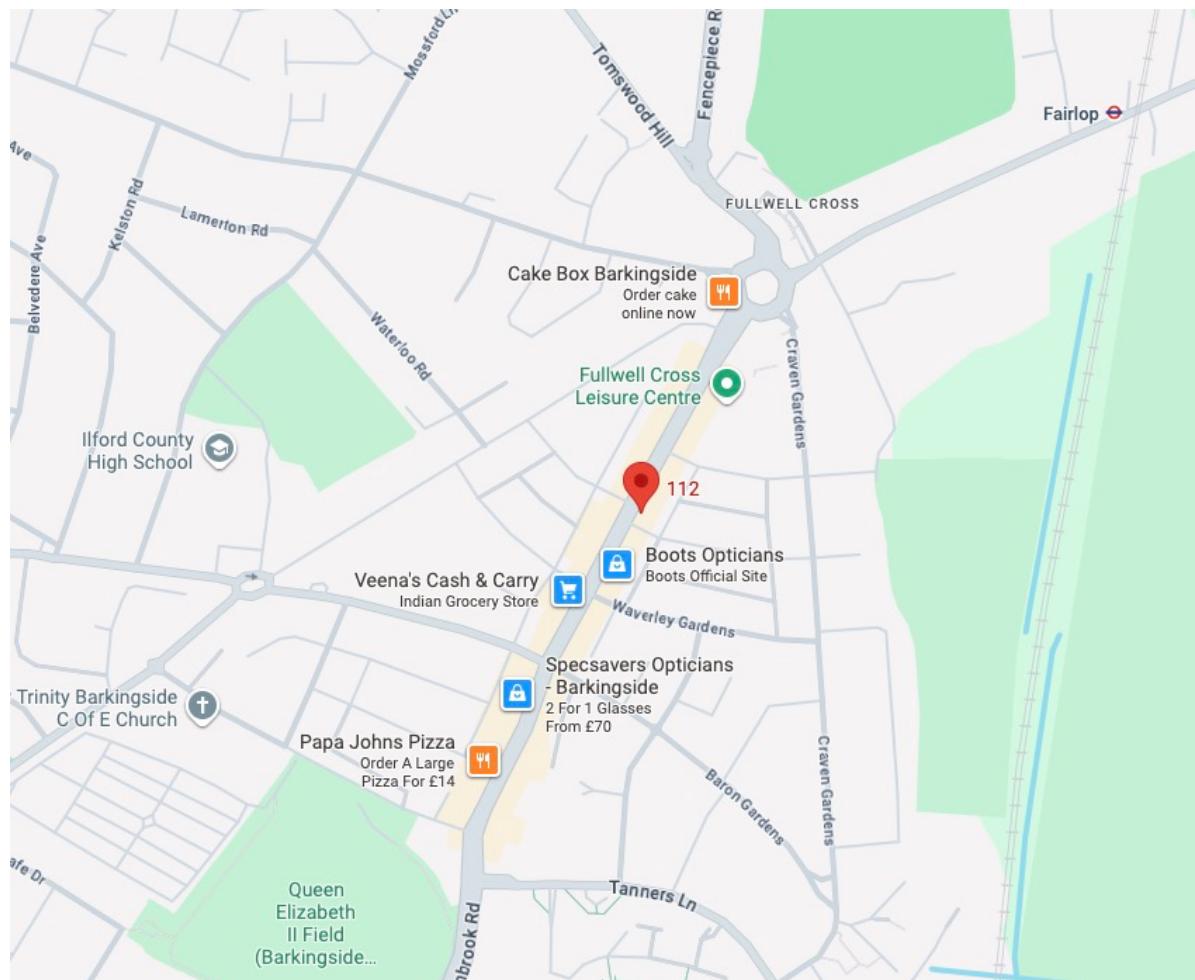
Premium:

Premium sought: £30,000 – a rare chance to acquire a lease in this **prime Barkingside pitch**, suitable for **multiple trades (Class E)**, plus rear yard/servicing.

Further information available on request – viewing strictly by appointment, no approach to staff







Business Rates: please note 2025/26 rates may differ; figures shown are from April 2026

Rateable Value £32,750

Multiplier from 1 April 2026 43.2p

Rates Payable £14,148 pa

(Interested parties are advised to verify these figures with the London Borough of Redbridge, small business relief may be available)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of approx. £2000 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. 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 agent no private callers!

Countrywide Commercial

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