

Rent Reviews • Lease Renewals • Rating Appeals • Acquisitions • Disposals • Investments • Lettings

**LOCK UP SHOP TO LET:**

**56 HIGH STREET, BARKINGSIDE, ILFORD, ESSEX IG6 2DQ**



**LOCATION**

The premises are located in a prominent position in a busy parade in the High Street. Nearby multiple retailers include Pizza Hut, Ladbrokes, Thomson, Boots, McDonald's, Iceland, HSBC, Barclays, Sainsbury's supermarket and many others. Barkingside underground station (Central Line) is within ½ mile.

### ACCOMODATION

The accommodation comprises of a ground floor lock up shop:

Internal Width	4.96m	(16ft 3ins)
Internal Depth	16.96m	(55ft 8ins)
Total Shop Area	81.1 sq.m	(873 sq.ft)
ITZA	50.15 sq.m	(540 sq.ft)

### LEASE

A new full repairing and insuring lease will be granted for a term to be agreed subject to periodic rent reviews.

### RENT

£26,000 per annum.

### RATES

The local rating authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£20,000
UBR 2013/2014	£0.471
Rates Payable	£9,420

Interested parties are advised to make their own enquiries directly to London Borough of Redbridge (020 8708 4357) in this regard.

### LEGAL COSTS

Both Parties to bear their own costs.

### VIEWING

Strictly by appointment through sole agents James Berlin & Associates 020 8551 1011

EPC Certificate available upon request.