

ADAM STEIN & CO

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**RARELY AVAILABLE**

**379 BARKING ROAD  
EAST HAM  
E6 1LA**

**935 sq.ft. (86.86 sq.m.)  
plus rear building of 624 sq.ft. (57.97 sq.m.)**



**Location:**

The building is located in a prominent position on Barking Road almost at its junction with High Street North. This is an extremely busy area with much passing traffic and high footfall.

East Ham (District and Hammersmith & City Line) Zone 4 underground station is within easy walking distance offering quick and easy access to the City and West End.

The building is well served by bus routes 5, 147, 238, 300, 325 and N15.

There are a considerable number of multiple retailers in High Street North and the area continues to undergo significant regeneration with a number of key residential developments planned, most notably 'The Brickyard' where construction of a part 8/part 10 storey mixed use development of 98 residential apartments over two storey commercial retail and leisure uses is about to commence which is immediately adjacent to the subject property. Bank of India is opposite whilst the Town Hall is also moments away.

**Streetview:**

<https://www.instantstreetview.com/@51.533066,0.053997,346.62h,5p,0.19z>



(Building outlined in RED and shown in relation to the 'The Brickyard' development currently under construction)

**Accommodation:** Available accommodation comprises of a ground floor retail unit with first floor ancillary office/stores. There is a disused two storey building to the rear with separate access directly off of High Street North.

Approximate floor areas as follows:

	Sq.ft.	Sq.m.
<b>Main building</b>		
Ground:	635	58.98
First:	300	27.87
<b>Rear building</b>		
Ground	312	28.99
First	312	28.99

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

**Tenancy:** The entire demise is let to Mr P Barter for a term of 15 years to expire 14 March 2026 subject to 3 yearly rent reviews at the current passing rent of £18,000 per annum exclusive. The 2017 rent review has not been triggered.

We further understand there is no rental deposit being held by the Vendors.

**Price:** Upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.



**Cons. Protection Regulations:**

It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laundering Regulations:**

It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

**Viewing:** Strictly by arrangement through vendors sole agent as above.

