



TO LET

**70 & 70a HIGH STREET
BARKINGSIDE
IG6 2DJ**

646 SQ.FT. (60 SQ.M.)

**PLUS ADDITIONAL
STORES/OFFICES AND FIRST
FLOOR OFFICES OF
461 SQ.FT.(42.83 SQ.M.)**



Location

Barkingside is a small conurbation located within the London Borough of Redbridge some 3 miles north of Ilford Town Centre.

This is a small but thriving shopping district benefitting from a number of multiple operators such as McDonalds, Co-op Pharmacy, Holland & Barrett, Superdrug, Boots, KFC, Greggs and Costa Coffee a number of high street banks and building societies as well as plenty of independent retailers, coffee shops and restaurants. Also located within the high street are Tesco, Sainsburys, Gala Bingo, a library and a public leisure centre including a swimming baths.

The area is well served by public transport links being equidistant between Barkingside (Central Line) and Fairlop (Central Line) underground stations both providing quick and easy access to the City and West End whilst the following bus routes serve the High Street:

- 167 – Claybury Broadway to Romford Station
- 150 – Chigwell Row to Becontree Heath
- 167 – Loughton station to Hainault Street, Ilford
- 169 – Clayhall to Barking
- 247 – Barkingside to Romford
- 275 – Barkingside to Walthamstow
- 462 – Hainault to Ilford
- 667 – Ilford to Chigwell
- 677 – Ilford to Debden
- N8 – Hainault to Oxford Circus (night service)

The subject property is located in the heart of the High Street between the junctions with Baron Gardens and Waverley Gardens.



Accommodation

Available accommodation comprises of a single fronted ground floor lock up shop together with a first floor office accessed independently from the rear garden which in turn can be accessed off of a service road.

Ground floor comprises of a sales area with ancillary office which leads in to a covered courtyard, WC and separate building to the rear which was most recently used as storage by the previous Tenant but could equally be used as a meeting/board room.

The first floor is divided into 3 private offices.

The building has been used for many years as an Estate and Letting Agency and would therefore ideally be suited as a professional office.

The building is in reasonable decorative order throughout although a rent free period is available from the Freeholder in lieu of Tenants improvements.

Approximate floor areas and dimensions as follows:

	Sq.ft.	Sq.m.
Ground floor sales	537	49.89
Storage	20	1.88
Office/Ancillary	89	82.68
Total	646	60.01
Courtyard		
WC		
Rear storage/office	144	13.38

Amenities

- * Centrally located on the High Street amongst many multiple retailers
- * A1 (Retail) and A2 (Financial and professional services) use
- * Immediately available
- * Full height double glazed window frontage
- * Central heating
- * Air conditioning to ground floor only (not tested)
- * WC & Kitchenette
- * Rear access
- * Covered courtyard & rear garden

Terms

Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder for a term of years to be agreed subject to periodic rent reviews where necessary.

NB

Consideration would be given to letting the floors individually if required.

Rent

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

Business rates

Interested parties are advised to make their own enquiries in this regard.

Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

EPC

An EPC has been commissioned and will be available shortly.

Planning

The premises have been trading under A2 (Financial and professional services) for many years although it should be noted that as of 1 September 2020 this use is to be treated as Class E (C)(i). Interested parties are encouraged to make their own enquiries in this regard.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via sole agents as above.