

# SHOP TO LET

## BARKING

67 EAST STREET, IG11 8EJ



- Prominent position
- A1 / A2 / Sui Generis Use Class
- Extensive frontage
- Busy pedestrianised high street

## Location

The subject property occupies a prominent corner position located on the junction of East Street and Station Parade. East Street is a busy pedestrianised shopping destination with a market and many multiple retailers including **Boots, McDonalds, Iceland, Poundland, Specsavers, Paddy Power, Greggs, Percy Ingle** and **Savers**.

The property benefits from being in close proximity to Vicarage Field Shopping Centre anchored by **B&M, Burton, Evans** and **Dorothy Perkins** providing a weekly footfall of 144,000.

## Description

The shop is arranged over ground and first floors. The property benefits from extensive return frontage being located on a corner plot.

## Accommodation

The property has the following approximate dimensions and floor areas:-

Ground Floor	108.80 sq m	1,171 sq ft
First Floor	82.70 sq m	890 sq ft
<b>Total</b>	<b>191.50 sq m</b>	<b>2,061 sq ft</b>

## Terms

Available on a new effectively full repairing and insuring lease via service charge on terms to be agreed.

## Rent

**£49,500 per annum exclusive** plus VAT (if applicable).

## EPC

Details available upon request. Rating - C- 59.

## Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £50,500.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Barking and Dagenham London Borough Council – 020 7983 4100.

## Legal Costs

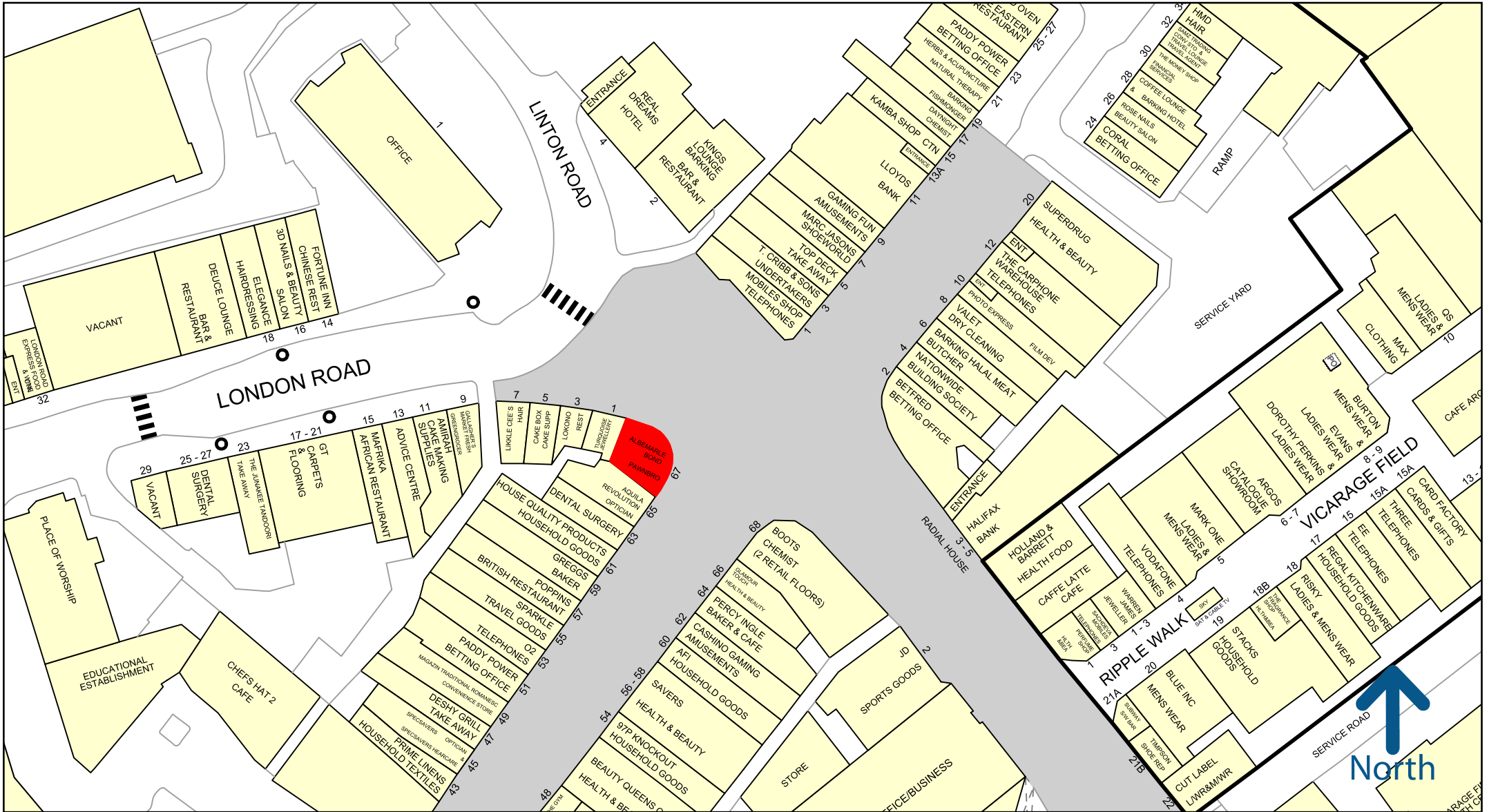
Each party are to be responsible for their own legal costs incurred in this transaction.

WAT003037

**VIEWING** | Strictly by appointment through this office with:

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Experian Goad Plan Created: 29/10/2019  
Created By: Brasier Freeth

50 metres

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