

# TO LET

## 20 EAST STREET, BARKING, ESSEX, IG11 8EU

2,036 sq ft (up to 189.15 sq m)



- High Street location on popular local parade
- Suitable for a variety of uses, subject to planning consent
- Adjacent to multiple retailers and on vibrant market street

Chartered Surveyors  
& Commercial Property  
Consultants

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### Summary

Ground and first floor space on a busy high street location

### Location

The property is located on East Street within the London Borough of Barking & Dagenham adjacent to North Street. East Street is the main thoroughfare of the Town Centre. National multiples within the immediate area include Holland & Barrett, McDonalds, Boots the Chemist, Iceland, O2 and Travelodge Hotel. Barking is undergoing a significant change with large residential led redevelopments in close proximity to the premises Barking Station is approximately 350m from the property. The station gives access to the Hammersmith & City Underground line

### Availability

A self-contained retail unit with first floor office space. The space is currently divided in to an open plan office space fronting East street with a WC, kitchen and smaller rooms to the rear. The first floor office space is split in to 6 rooms of varied size with a WC and small kitchen. The property has roller shutter doors.

Description	Size	Sq m
Ground Floor	1,323 sq ft	122.91
First Floor	713 sq ft	66.24

### Lease

A new Full Repairing and Insuring Lease for a maximum term of 5 years with a landlord rolling break option after 3 years subject to 3 months prior written notice

### Legal Costs

The ingoing tenant will be required to pay the Council's legal costs, expected to be around £1,750 . An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation.

### Viewings

Strictly by appointment through the landlord's sole agents.

### Rent

£45,000 per annum

### Business Rates

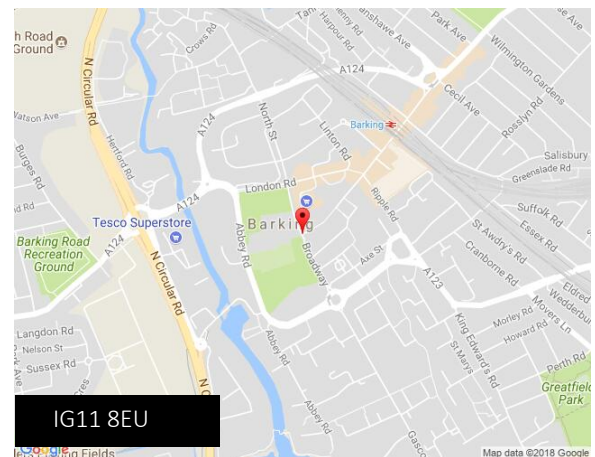
Rates Payable: £10,229.75 per annum

(based upon Rateable Value: £20,750 and UBR: 49.3p)

We would advise that any potential tenant make their own enquiries to the council.

### Energy Performance Rating

This property has been graded as 71 (C).



### Contacts & Enquiries

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