

## LONDON E11 – 4 CLOCKHOUSE PARADE, WANSTEAD

### SHOP TO LET IN BUSY 'LONDON VILLAGE' PARADE OVERLOOKING CHRIST CHURCH GREEN

(SUBJECT TO POSSESSION)



#### LOCATION

Wanstead is a suburban 'London Village', situated in East London on the Central Line, benefitting from an affluent local population.

Clockhouse Parade is located centrally on Wanstead High Street between Wanstead and Snaresbrook Underground Stations. This section of the High Street can be considered 'prime pitch' being situated opposite Christ Church Green and with neighbouring occupiers being a mix of local independents and national operators including **The Ginger Pig (butchers)**, **Harveys (greengrocers)** and **Costa Coffee**. Other occupiers in the vicinity include **Gails**, **JoJo Maman Bébé**, **Boots**, **Tesco** and **The Co-op**.

#### THE PROPERTY

The premises are arranged on ground floor only offering the following approximate floor area:

Ground Floor	-	90 m <sup>2</sup>	965 sq.ft.
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*NB: Floor areas are to be confirmed.*

#### EPC

An EPC is available upon request.

#### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### LEASE

The property is available to let, subject to possession, on a new full repairing and insuring lease for a term to be agreed subject to upward rent reviews at every 5<sup>th</sup> year at a commencing rental of **£49,500 p.a. excl.**

#### RATES

We are informed by the Local Rating Authority that the **ground floor shop** has been assessed for rating purposes as follows:-

Rateable Value	-	<b>£31,000</b>
UBR (2021/2022)	-	<b>49.9p</b>

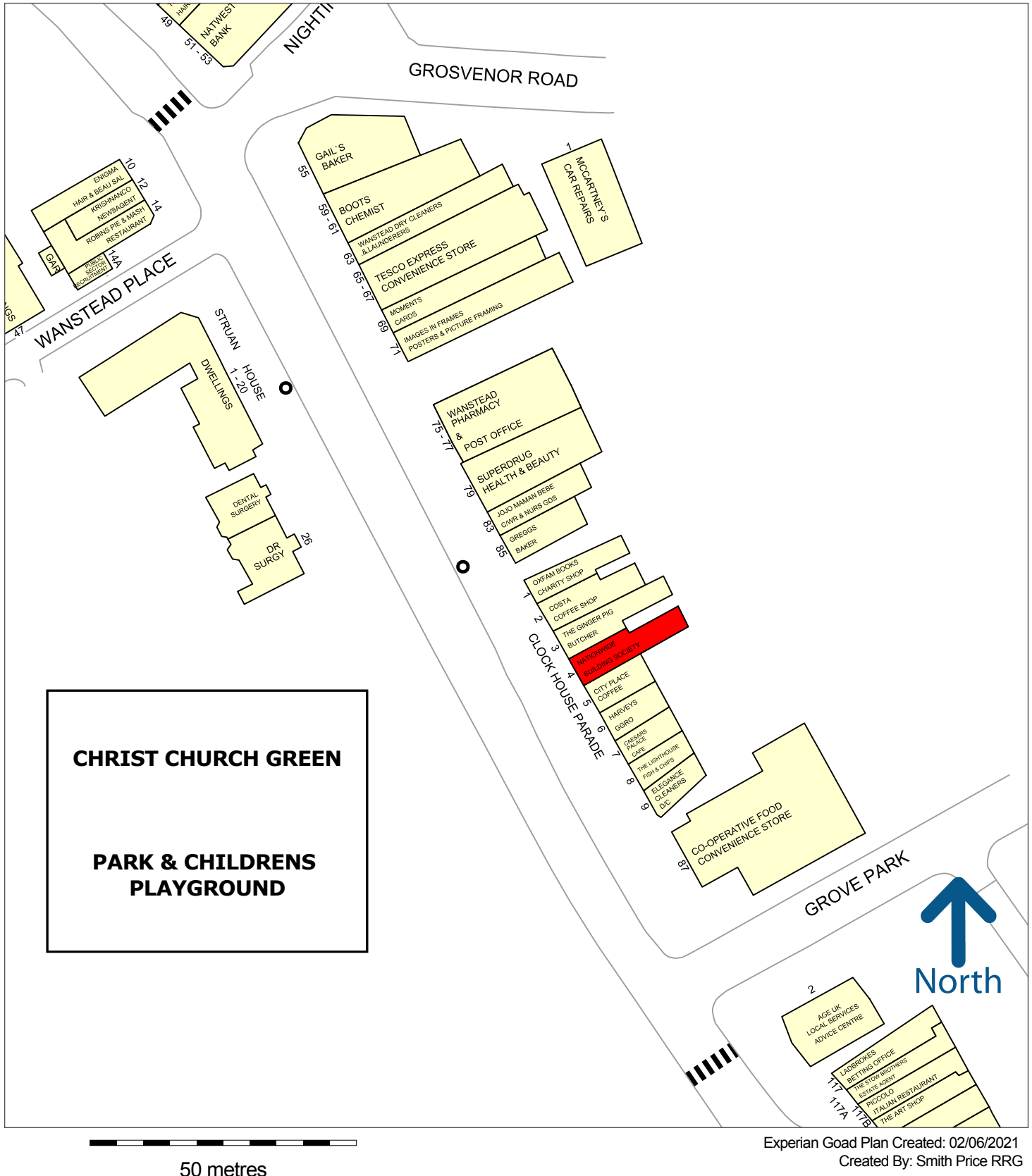
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of London Borough of Redbridge – Tel: 020 8554 5000

#### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**Mark Cherry**      [markcherry@sprrq.co.uk](mailto:markcherry@sprrq.co.uk)

**Tel: 020 7409 2100**



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