



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT LOCK UP A1/A2 UNIT TO LET AT:

420a BARKING ROAD, LONDON, E6 2SA



LOCATION:

The premises are well located on a busy road close to the junction of Barking Road and the A406 with nearby traders including Pop Café, Cash & Carry, Flower Gallery, Wok Inn Chinese Take Away.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

ACCOMMODATION:

The accommodation comprises a ground floor lock up A1/A2 unit which is in the process of being refurbished having the benefit of a shutter system being arranged as follows:

Shop frontage:	11ft 2ins	(3.41m)
Internal width (max):	16ft 9ins	(5.15m)
Depth:	22ft 4ins	(6.82m)
Shop Area:	346ft 1ins	(32.15sq m)
Kitchen:	65.46sq ft	(6.08sq m)
Store:	32.43sq ft	(3.01sq m)
WC		

LEASE:

A new Full Repairing and Insuring Lease will be granted for a term to be agreed subject to periodic upward only rent reviews.

RENT:

£12,500 per annum exclusive, subject to Lease

LEGAL COST:

The ingoing tenant to be responsible for both parties reasonable legal costs.

VIEWING:

Strictly by appointment through sole agents Johal Regan 020 8532 2222