JOHAL REGAN
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS
a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

PROMINENT LOCK UP A1/A2 UNIT TO LET AT:

420c 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.

RICS
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, laminated flooring, being arranged as follows:

Shop frontage:	**13ft 4ins**	**(4.08m)**
Internal width (max):	**17ft 3ins**	**(5.27m)**
Depth:	**14ft 5ins**	**(4.41m)**
Shop Area:	**290ft 5ins**	**(26.98sq 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:

£8,000 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