

# TO LET - SHOP/OFFICE

172 HIGH STREET NORTH, LONDON, E6 2JA

1,290 SQ.FT ( 119.84 M<sup>2</sup> )



## Key Features

- Part M (disabled) compliant access
- Suspended ceilings
- LED lighting
- Air conditioning
- 3 phase power (untested)
- Rear access

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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## Location

The premises is conveniently located towards the southern end of High Street North (A117), approx. 1 min walk (330 ft) to East Ham Station. The property is situated in the Town Centre, with notable occupiers nearby including Lidl, Savers, Sports Direct, Cancer Research, Wilko and KFC.

## Accommodation

Arranged as a commercial unit over ground and basement floor levels. To the ground floor, accommodation comprises sales area to front, and ancillary staff facilities to rear being kitchen and 2 x WCs. The basement serves as ancillary storage. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales Area	656 sq.ft ( 60.94 m <sup>2</sup> )
Staff room	280 sq.ft ( 26.01 m <sup>2</sup> )
Basement	354 sq.ft ( 32.89 m <sup>2</sup> )
<b>Total</b>	<b>1,290 sq.ft ( 119.84 m<sup>2</sup> )</b>

## Lease Terms

The premises is available by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

## Rent

£50,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

## Rates

Rateable value	£35,500
UBR 2023/24	49.9p
Rates Payable	£17,714.50
Interested parties are advised to verify these figures with the London Borough of Newham on 020 8430 3250.	

## VAT

VAT is not applicable in respect of this transaction.

## Service Charge

A service charge may be applicable in respect of this transaction. Further details are available on request.

## Energy Performance Asset Rating



## Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.