



EDWARD CHARLES
REAL ESTATE



119B High Street, Wanstead, London, E11 2RL

Retail To Let | £32,000 per annum | 745 sq ft

Well located ground floor shop close to Wanstead Station

www.edwardcharles.uk



EDWARD CHARLES
REAL ESTATE

119B High Street, Wanstead, London, E11 2RL

Summary

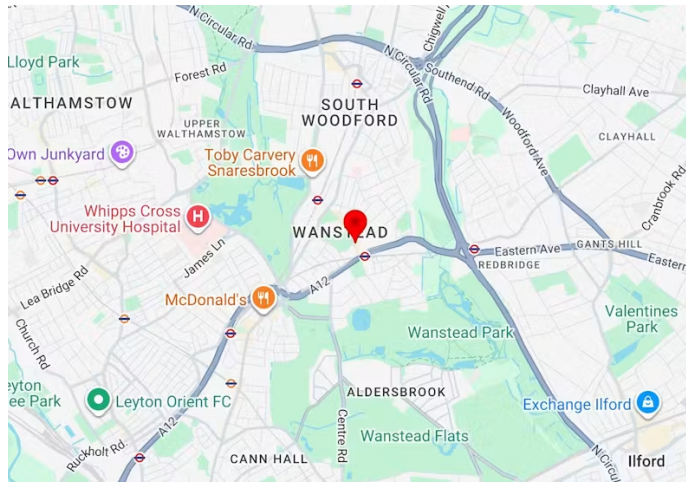
- Rent: £32,000 per annum
- Business rates: £10,479 per annum
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

James McFeely
020 3900 1168 | 07825 113276
james@edwardcharles.uk



Key Points

- Close to Wanstead Station
- Available Immediately
- 745 sq ft
- Close to The Co-Op, Costa Coffee, Greggs & British Heart Foundation
- Full glazed shop front
- Former Fishmongers

Description

The premises comprise a vacant ground floor retail shop forming part of an established High Street parade. The retail unit provides regular and usable retail accommodation, suitable for a range of Class E commercial uses, subject to any necessary consents. The shop offers an excellent opportunity for an occupier seeking representation in a well-regarded local High Street location.



Location

The property is situated on High Street, Wanstead, within the heart of this popular and affluent East London suburb. Wanstead benefits from a strong local retail offer an established residential catchment and good public transport links with Wanstead Underground Station on the Central Line within close proximity. Nearby occupiers include a mix of independent retailers, cafés, restaurants and national multiple operators including the Co-Op, Tesco Express, Greggs and Costa Coffee creating an attractive trading environment. Wanstead Tube Station is located a short walk (0.1 miles) providing access to the Central Line. There is a bus stop immediately outside providing a wide variety of routes into and across London.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Class E	745	69.21	Available
Total	745	69.21	