



TO LET

OFFICE/SHOP

716 EASTERN AVENUE

NEWBURY PARK

IG2 6PE

417 sq.ft. (38.74 sq.m.)

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The building is situated within a busy local retail parade which enjoys a prominent frontage directly on to the westbound carriageway of the Eastern Avenue (A12).

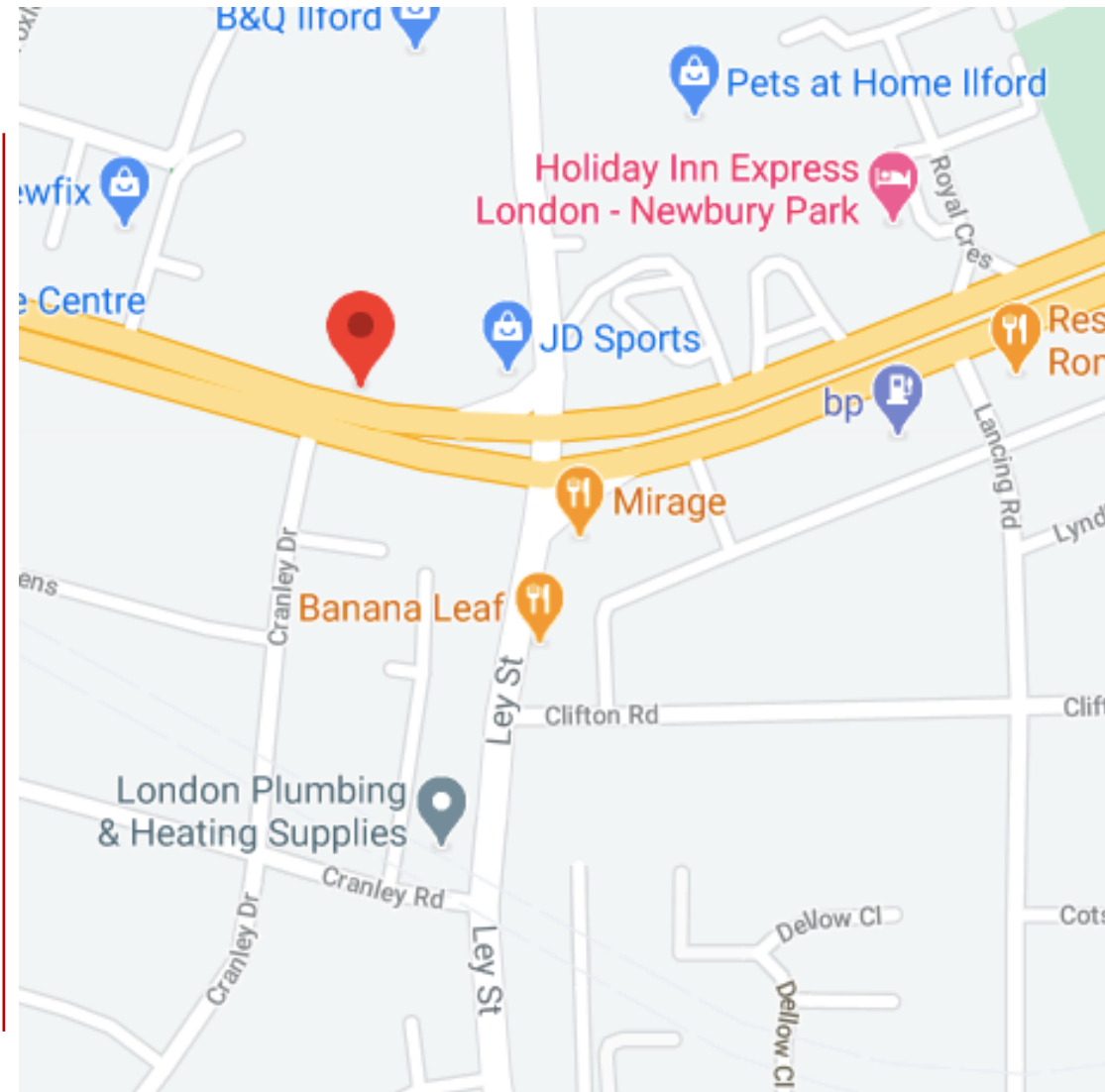
This is a well established commercial location within close proximity to a number of multiple retailers such as Screwfix, McDonalds, B&Q, JD Sports, Aldi, Pets at Home and B&M as well as a host of smaller independants.

Newbury Park (Central Line) is within easy walking distance providing convenient access to Liverpool Street (25 mins) and Oxford Circus (35 minutes) whilst the following bus routes also serve the property:

- 66 – Romford to Leytonstone
- 296 – Romford to Ilford
- 396 – Chadwell Heath to Ilford

Information taken from TfL website

<https://www.instantstreetview.com/@51.573599,0.082703,162.72h,-9.28p,1z>



Accommodation

The available accommodation comprises of a single fronted ground floor unit that we understand has traded under B1/A2 uses for many years as offices for an architectural and town planning practice.

Overall the suite is in good decorative order being open plan with an approximate Net Internal floor Area (NIA) of 417 sq.ft. (38.74 sq.m.)

Amenities

- * Glazed window frontage
- * Male & Female WCs
- * Air conditioning (not tested)
- * Alarm (not tested)
- * Suspended ceiling with inset spotlights
- * Kitchenette
- * Good overall decorative order
- * Fully carpeted
- * Immediately available

Planning

As of 1 September 2020 for the purposes of use class the premises should be treated as Class E(a, b, c or g) "uses that can be carried out in a residential area without detriment to its amenity".



Terms

Tenure

Leasehold. A new effective Full Repairing & Insuring lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

£11,500 per annum exclusive. Rent is to be payable quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

We understand the premises are to be reassessed.

Service charge & buildings insurance

To be confirmed.

Legal costs

The ingoing Tenant is to be responsible for the Landlords reasonable legal costs incurred in this transaction.

EPC

An EPC will be available shortly.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by appointment via this office.