

TO LET

752 sq ft (69.86 sq m)

Retail unit for use within Classes E(a) and E(c)

No food or drink uses considered



Unit 1 Saxonbury House High Street Wanstead London E11 1QQ

- Excellent location close to local shops, cafes/restaurants, banks and local amenities
- Snaresbrook Underground Station (Central Line) only 100m
- North Circular Road (A406) and M11 Motorway within 3 km to the north.
- One car parking space
- Electric shutter
- Comfort cooling (not tested)

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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Description

The property comprises a good sized lock up shop with rear storage area, kitchen and cloakroom and benefits from an excellent frontage to the High Street with a roller shutter.

The unit is suitable for a variety of trades but uses involving the sale of food and drink will not be considered.

Location

Saxonbury House occupies a prominent position on the north side of High Street Wanstead between its junctions with Hermon Hill (A113) and Sylvan Road.

To the west are retail frontages. To the east beyond Hermon Hill there are further retail frontages with independent retailers, cafes and restaurants and a number of multiple retailers are represented including Tesco Express, Co-op Supermarket, Boots, Starbucks and Nationwide Building Society.

Snaresbrook Underground Station (Central Line) is about 100m and provides regular services to Central London via Stratford (DLR, Underground (Jubilee Line and Central Line), National Rail (C2C, Greater Anglia and Southeastern Railway). Local bus routes serve the High Street.

The North Circular Road (A406) is accessible at 'Charlie Brown's' roundabout approximately 2.2 km to the north. The A12 is accessible from the 'Green Man' roundabout approximately 1.1 km to the south which provides access to East London, Docklands and Blackwall Tunnel. The A12 is also accessible from the east end of the High Street providing access to North Circular Road (A406) and M11 motorway.

Energy Performance Certificate (EPC)

Rating: C

The full EPC and recommendation report can be viewed and downloaded from our website www.bowyerbryce.co.uk

Contact



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Floor Areas

Floor areas are net internal area and approximate only.

	Ft	M
Gross Frontage	23' 8"	(7.23)
Shop Depth	33' 3"	(10.14)

	Sq Ft	Sq M
Sales Area	708	(65.77)
Kitchen	44	(4.08)

Total Net Internal Area **752 (69.86)**

Terms

To be let on a new lease for a term to be agreed and to exclude the Landlord and Tenant Act 1954.

Rent

£24,750 pa exclusive

All rents are subject to VAT if applicable

SUBJECT TO CONTRACT

Business Rates

Rateable value £18,000

Rates payable 2022/2023 £8,982

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Important Notice

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