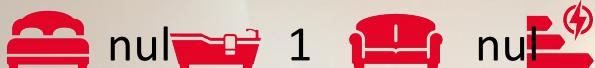




High Street, Wanstead, E11 2RJ £12,000 Per Annum



OFFICE/RETAIL UNIT AVAILABLE IN A HIGHLY DESIRABLE LOCATION ON HIGH STREET, WANSTEAD. LESS THAN 1 MINUTE WALK FROM WANSTEAD UNDERGROUND STATION (CENTRAL LINE) – 285SqFt + 100 SqFt outdoor/garden space

OC Commercial would like to present a fantastic opportunity to occupy a commercial unit situated in a prime location. (Please note, there is no shopfront, as access is at the rear of the shops on the high street) Benefits include laminate flooring, kitchenette, w/c, separate shower unit, and heavy footfall.

Ideally located within close proximity to local amenities and public transport links. The entrance is at the rear 64 High Street, with access via an alleyway to the right of number 62 High Street.

OFFICE SPACE (inclusive of w/c + shower room): 19.52ft x 14.64ft = 285.70 SqFt
OUTDOOR SPACE/GARDEN: 6.03ft x 16.60ft = 100.08 SqFt

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (option to take on license agreement)

PRICE: £12,000 Per Annum (payable quarterly) INCLUSIVE OF ELECTRIC AND WATER RATES

DEPOSIT: 3 months'

RATES: Small business rates relief upon application to local authority

EPC: To be provided

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: N/A

LEGAL COSTS: Each party to bear their own legal fees.

USE: Office use

- INCLUSIVE OF WATER AND ELECTRIC
- REAR OF 64 HIGH STREET WANSTEAD
- 285 SqFt (inclusive of w/c + shower)
- HIGHLY DESIRABLE LOCATION
- 100SqFt ALLOCATED GARDEN AREA
- NEXT TO WANSTEAD UNDERGROUND STATION (CENTRAL LINE)

Viewing

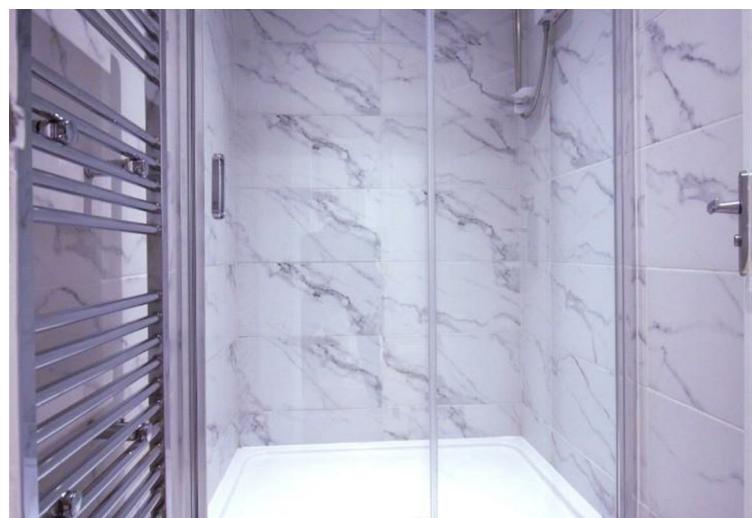
Please contact our OC Homes Leyton Office on 02085561212

if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.