

WANSTEAD

TO LET

**RETAIL/OFFICE PREMISES (A1/A2 USE)
OPPOSITE WANSTEAD UNDERGROUND STATION
728 sq.ft / 67.63 sq.m**



64 HIGH STREET, WANSTEAD, LONDON E11 2RJ



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

Wanstead is situated within the London Borough of Redbridge, approximately five miles north-east of Central London. The building occupies a prominent position, in the heart of this sought after location and opposite Wanstead Station.

The area is popular with upmarket users including cafes/sandwich bars, boutiques, galleries, restaurants and hair salons. Nearby occupiers include Starbucks, Belgique, Majestic Wine, The Manor House and Luppolo as well as other recognised independent occupiers.

Wanstead underground station (Central Line) is directly opposite. There is excellent vehicular access to the A12, A406- north Circular Road and the M11.

DESCRIPTION

Former estate agents office, arranged as main retail/office area to the front, with partitioned offices and store areas

- Opposite Wanstead Station (Central Line)
- A1/A2 Uses available
- Good access to A12 A406 and M11
- Suspended ceiling
- Air-conditioning (untested)
- Prominent position
- CCTV
- Security shutters

USE

The premises currently have an A2 use (Financial & Professional Services) alternatively, uses within A1 (retails) will also be considered. Further details available on application

ACCOMMODATION

Front retail/Office Area
728sq.ft (67.63sq.m)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a new fully repairing and insuring lease on terms to be agreed.

RENT

£24,000 pax

VAT

All rents, priced and premiums are exclusive of VAT under the Finance Act 1989

BUSINESS RATES

Interested parties are advised to make their own enquiries of the local authority, Redbridge Borough Council

SERVICE CHARGE

A service charge is applicable, further details on application

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

GDPR- General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering -Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent



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