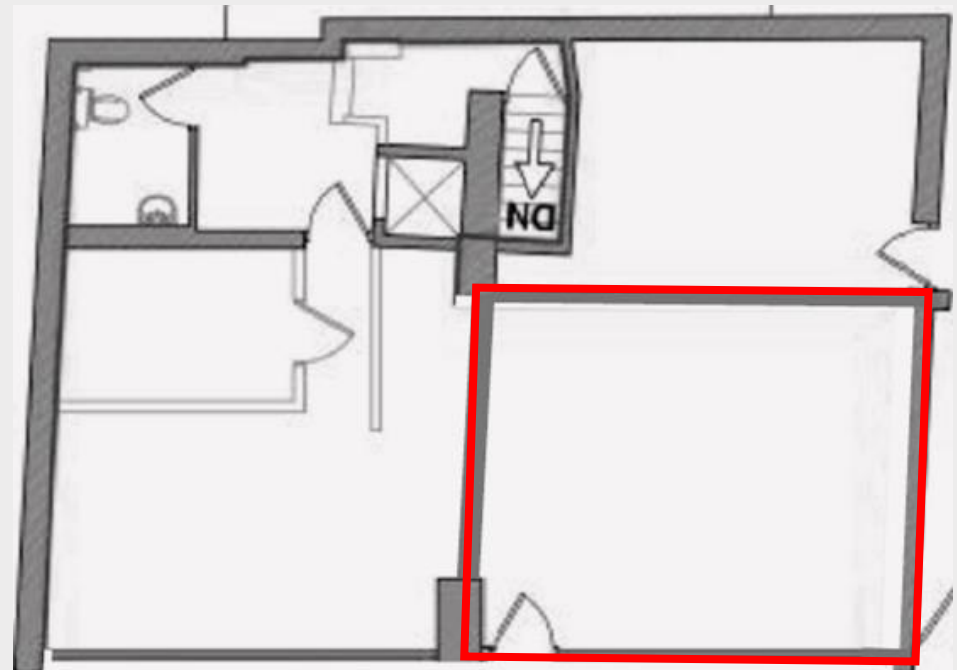


CLASS 'E' RETAIL UNIT TO LET

22 The Avenue, Highams Park, London, E4 9LD



Ideally Suited to Retail/Office/Grab & Go Uses
191 sq ft (17.74) sq m



THE AVENUE

LOCATION

The Property is located on The Avenue, a busy local parade in Higham's Park and immediately opposite Higham's Park Overground Station. There are a diverse array of retail and leisure offerings in the immediate area.

DESCRIPTION

The property comprises open plan accommodation with a large shopfront, glazed frontage and measuring approximately 191 sq ft. It is ideally suited to small office uses or grab and go orientated uses.

USE

Permitted for use as retail, office, medical or any other use within Class E of the Use Class Order 2020. Restaurant use is not permissible.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£15,000 per annum exclusive of all other outgoings

RATES

The rateable value for the property is £5,100 so the property is eligible for small business 100% rates relief, subject to other conditions. All parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

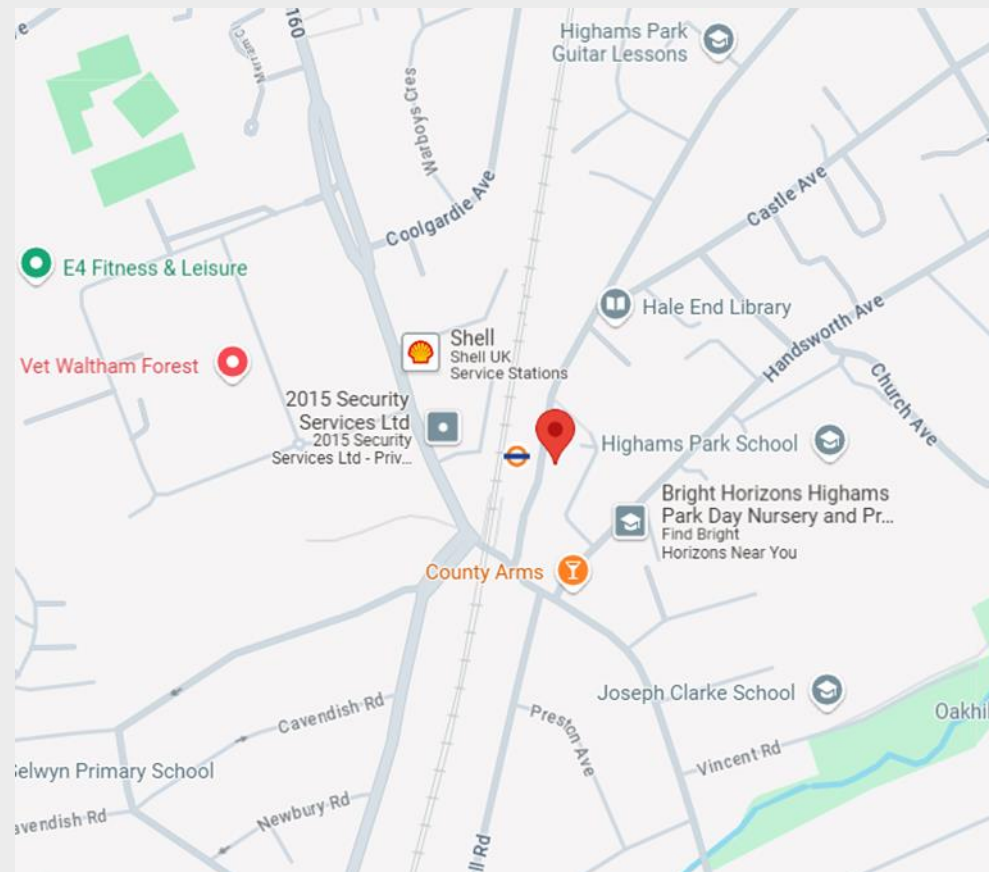
A nominal Service Charge is payable – details on request.

VAT

Not applicable.

EPC

Available upon request.



For further information or to arrange a viewing, please contact:

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