

Barking Road, East Ham



Retail A1 Unit

Freehold or Leasehold For Sale

Approx. 4,700sq.ft (440sq.m)



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Freehold or Leasehold For Sale

Total Size Approx 4700sqft

Adjacent to NHS Clinic

Currently Under Construction

Located on a Main Thoroughfare in Newham

Freehold or Leasehold

Barking Road, East Ham

Leasehold or Freehold

To Buy or To Let

150 Barking Road, East Ham
Approx. 4700sq.ft (440sq.m)

Location

The unit occupies a prominent position on Barking Road, one of Newham's main thoroughfare through the borough and connects Barking to Canning Town. The 10-year All Motor Vehicle road traffic data shows an average estimated activity level of 20,113 vehicles per annum based on a datapoint immediately in front of the unit.

The premises are immediately adjacent to Boleyn Medical Centre which is a modern purpose built medical facility which is registered for 9576 patients and hold Asthma, Child Immunisation, Learning Disability health, and Phlebotomy Clinics.



Description

Currently under construction, the property will comprise of an end of terrace retail unit arranged over ground and basement levels. The accommodation is configured to provide a largely open plan sales area allowing for the ingoing occupant to utilise the premises in accordance to their requirements.

Converted from a Victorian public house, the premises will have impressive features including a maximum ceiling height of approximately 3.8m. Ingoing tenant to seek landlords approval for alternation prior.

Important information – if you act in any way on receiving these sales particulars you agree to indemnify Oakville Real Estates Sales Ltd in respect of fees owed to it by the vendor if you purchase this business. Our fees are due on completion of any such purchase & we aim to advise you & the vendor of our fees prior to the completion date. Disclaimer – these sales particulars have been prepared as a general guide & do not form part of a contract. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Dimensions, where given, are approximate & should ne verified by the intending purchasers. Fixtures & fittings are subject to inventory.

Oakville Real Estates Sales Ltd is a limited company (Reg No.: 0394814) registered at 217 High Street North, East Ham, London, E6 1JG

- Retail Unit/A1 Use ■
- Barking Road, East Ham ■
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Accommodation

The approximate ceiling height for the ground floor retail unit is approximately 3.8m and the basement is 2.35m. These measurements have been taken from architect drawings and are only provided as an indication of the size of the premises. Final build size may differ from the dimensions quoted. Interested parties are encouraged to verify these measurements for themselves.

	sqm	sqft
Ground Floor	238sqm	2560sqft
Basement	202sqm	2173sqft
Total	440sqm	4734sqft

Tenure

Leasehold or Freehold

Price & Terms

The leasehold interest is available on a new full repairing and insuring lease at a rent of £75,000 per annum for a term of 25 years.

The Vendor is seeking £1,000,000 (one million pounds) for the freehold interest.

Pre-let enquiries will be considered for these premises.

Barking Road, East Ham

Leasehold or Freehold

Energy Performance & Rating

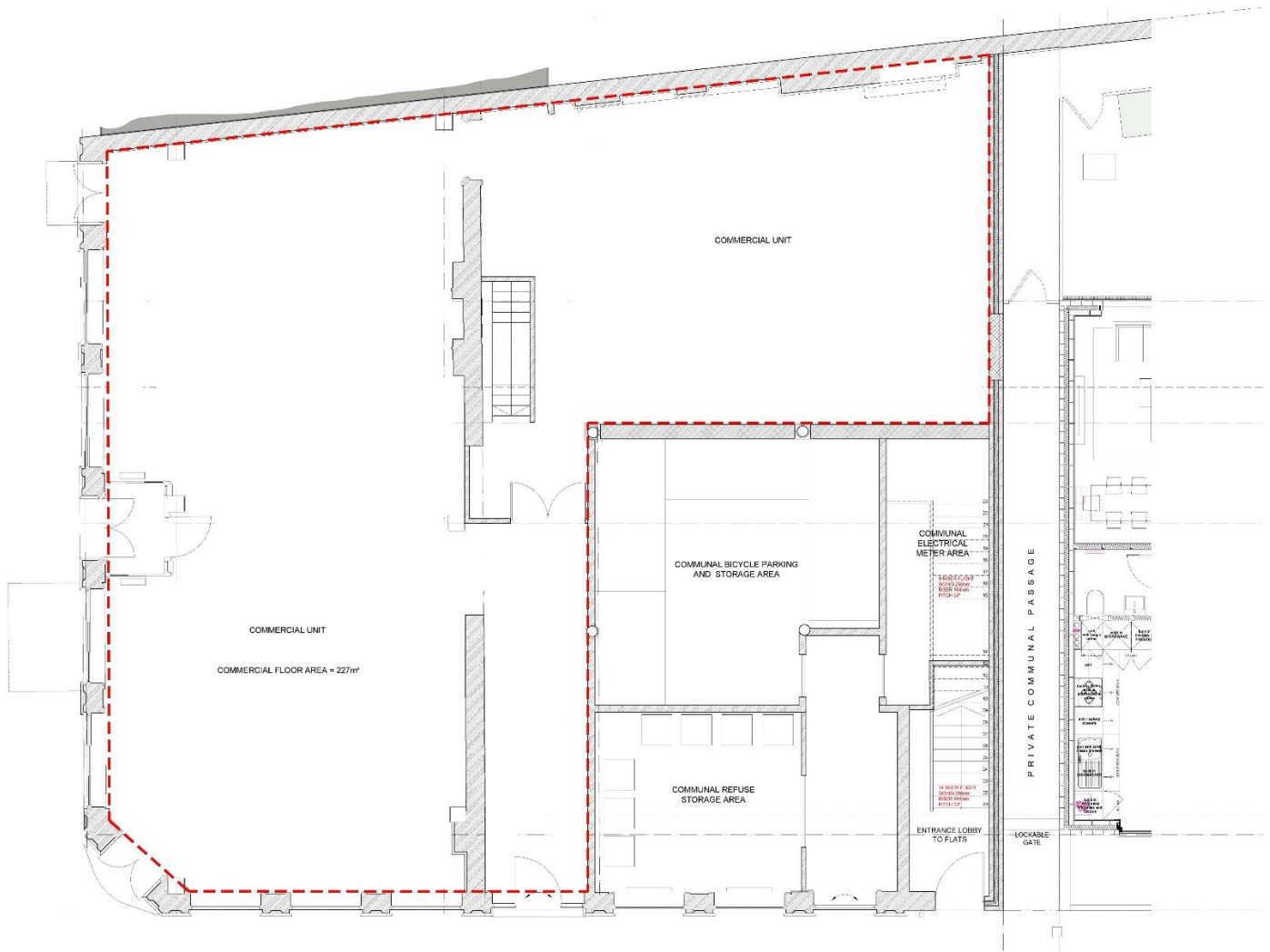
The unit is currently being developed, therefore the EPC and Rateable Value have yet to be calculated.

VAT

This property is currently not elected for VAT.

Viewing

Strictly by appointment through the sole agent.

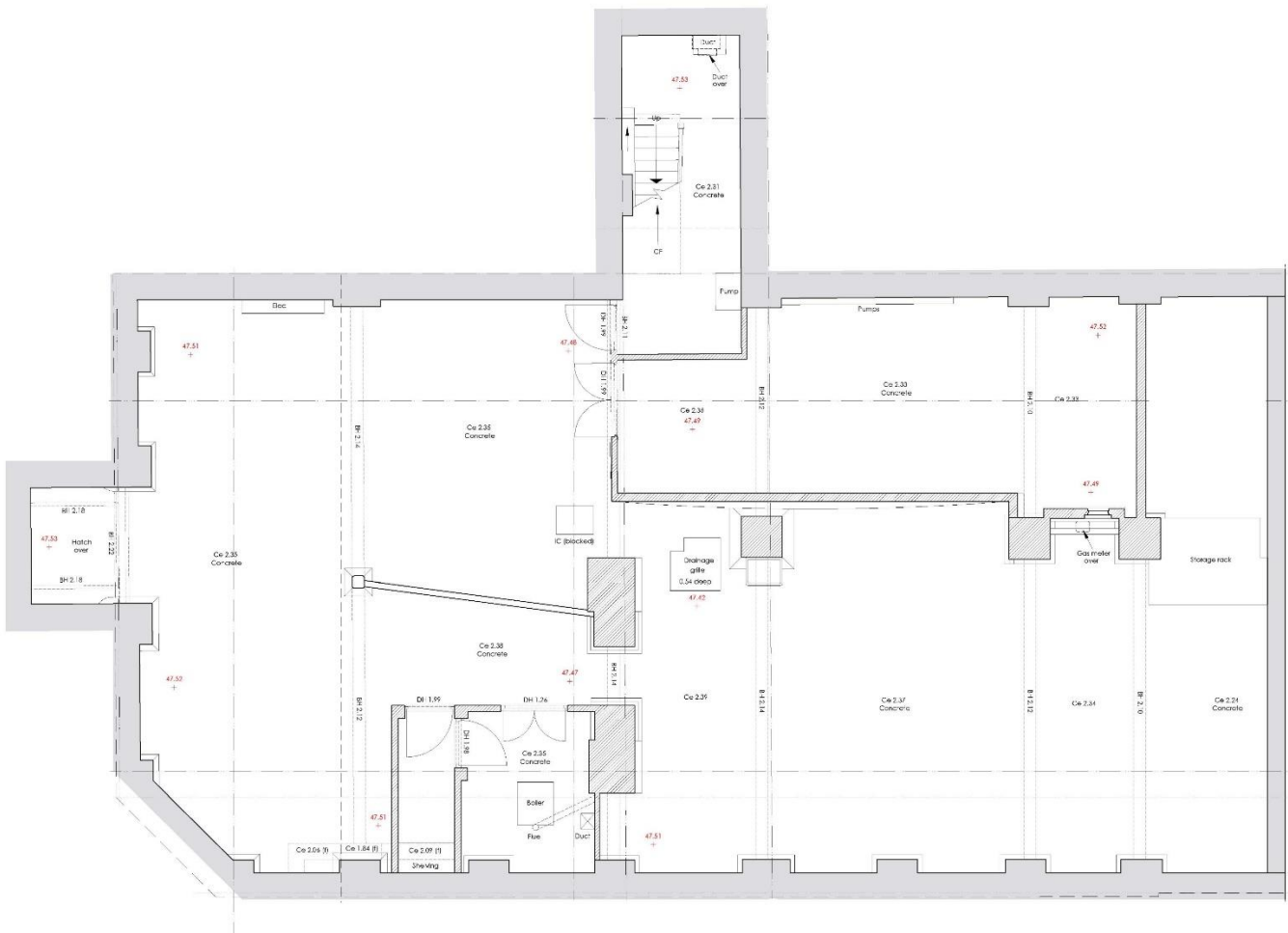


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