

SHOP TO LET

849 High Road
Goodmayes, Ilford,
Essex IG3 8TG

Shop & Lower Ground Floor Areas
Shop – 557.6 ft² / 518 m²
Lwr Ground – 567 ft² / 52.7 m²
Highly Prominent Unit
Very Busy Location
E Class Use
New Lease Available
£24,000 pax



Location

Situated on the main thoroughfare close to the junction of Barley Lane & Goodmayes Road connecting the area to central Seven Kings, Ilford areas and Romford. This address is approximately 0.06 miles from Goodmayes Station, providing residents with convenient access to the Elizabeth Line for efficient travel into central London.

The vicinity offers a variety of amenities, including diverse shops, restaurants, and supermarkets, catering to daily needs. Notably, the area is undergoing significant regeneration, with developments such as the 'One Goodmayes' project introducing new residential units and community spaces, enhancing the local environment.

Overall, 849 High Road benefits from excellent transport links and a range of local services, making it a convenient and well-connected location within Goodmayes.

Description:

The premises consist of a ground-floor lock-up shop with a lower ground floor office/storage area with excellent head height affording the following dimensions and areas: -

Frontage	12.05 ft	5.3 m
Shop	557.6 ft²	518 m²
Lwr Ground Floor	567 ft²	52.7 m²
WC& Kitchen at rear of the shop		

- **Busy Location**
- **3 Phase**
- **E Class Use**

Tenure:

New lease for a term of 12 years with 4 yearly rent reviews

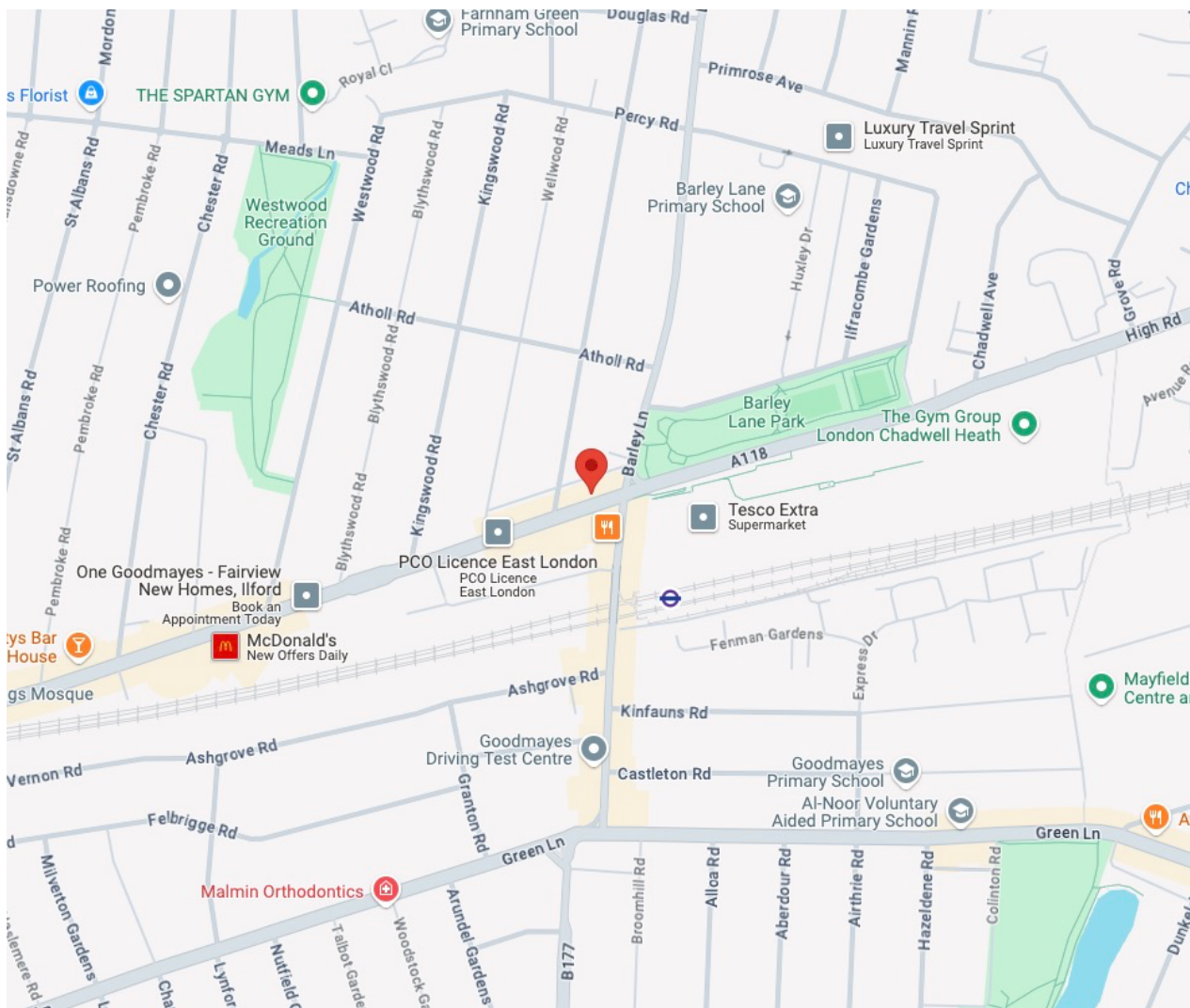
Rent:

Offers are sought in the region of **£24,000** per annum exclusive

Use

It has E Class planning permission, suitable for a wide range of uses (Hot food use **will not** be permitted)





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates:

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value	£14,000
Multiplier	0.499
Rates Payable	£6986 pa

(n.b small business relief may be available, contact Redbridge Council for verification)

Legal Costs

The incoming tenant is to pay towards the landlord legal costs of **£1500 + VAT**

Reference & Credit Checks

A charge of **£350 + VAT** may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

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