

Ref: 871

# LEASE TO BE ASSIGNED

## Lock Up Shop/Office



**52 High Street,  
Wanstead, E11 2RJ**

**LOCATION:** The property is situated fronting High Street, Wanstead, in this extremely busy and visible location with nearby retailers including Majestic Wine, British Heart Foundation, Barnardo's and Domino's. Wanstead's High Street connects up with the A12 (New Road) which provides direct access to Redbridge, Leytonstone as well as Stratford and the City. In the alternative direction, the High Street joins up to Snaresbrook and South Woodford. Wanstead's Central Line train station is a short walk from the property.



**DESCRIPTION:** Property comprises of a ground floor shop/office plus first floor office space totalling 686 sq ft (63.73 sqm). The property benefits from air conditioning/heating, carpeting, spot lighting, 3 parking spaces. The property is offered upon assignment of the cease of the existing lease which expires 28th September 2028 with an outstanding rent review due 29th September 2023. The property is offered in a clean and tidy condition and would be suitable for a variety of retail and office users.

**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

**AMENITIES:**

- **GROUND FLOOR LOCK UP SHOP**
- **AIR CONDITIONING**
- **CARPETING**
- **3 PARKING SPACES**

**TERMS:** Assignment of the existing lease which expires 28th September 2028 at a current rental of £21,000 p.a.x.

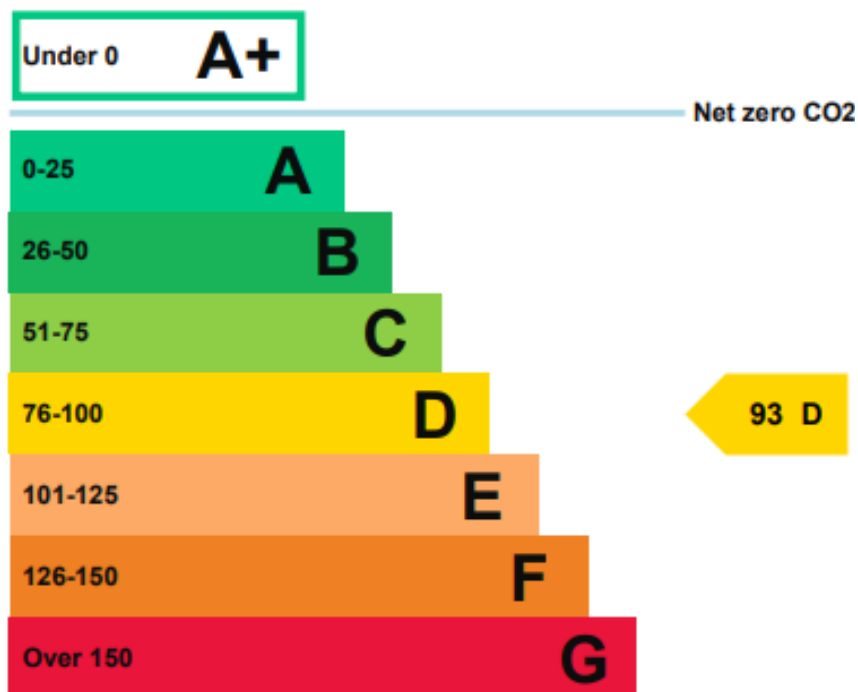
**RENT:** £21,000 p.a.x.

**SERVICE CHARGE:** TBC

**RATES PAYABLE:** Approximately £8,697.50

**EPC RATING:** **Energy rating and score**

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be

**REFERENCES:** Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** TBC

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Via sole agents

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*