

Shop To Let - Barking, IG11

TO LET

3 Edgefield Court, Upney Lane,
Barking, IG11 9JP

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Former sunbed shop suitable for a range of uses (subject to appropriate consents being obtained)
- Approximately 397 square feet (36.84 square metres)
- Available with a new lease
- Excellent frontage
- EPC Rating - F

Location

The property is located within Edgefield Court, Upney Lane, Barking, IG11. It is located 0.1 miles from Upney Underground station, which is on the District line providing a regular service into central London. The A406 (North Circular) and A13 are both within close distance and the area is well served by buses.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit most recently occupied by sunbed shop. The property measures 397 square feet (36.84 square metres). It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from excellent frontage, w/c, rear access, and shutters.

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £6,600.00

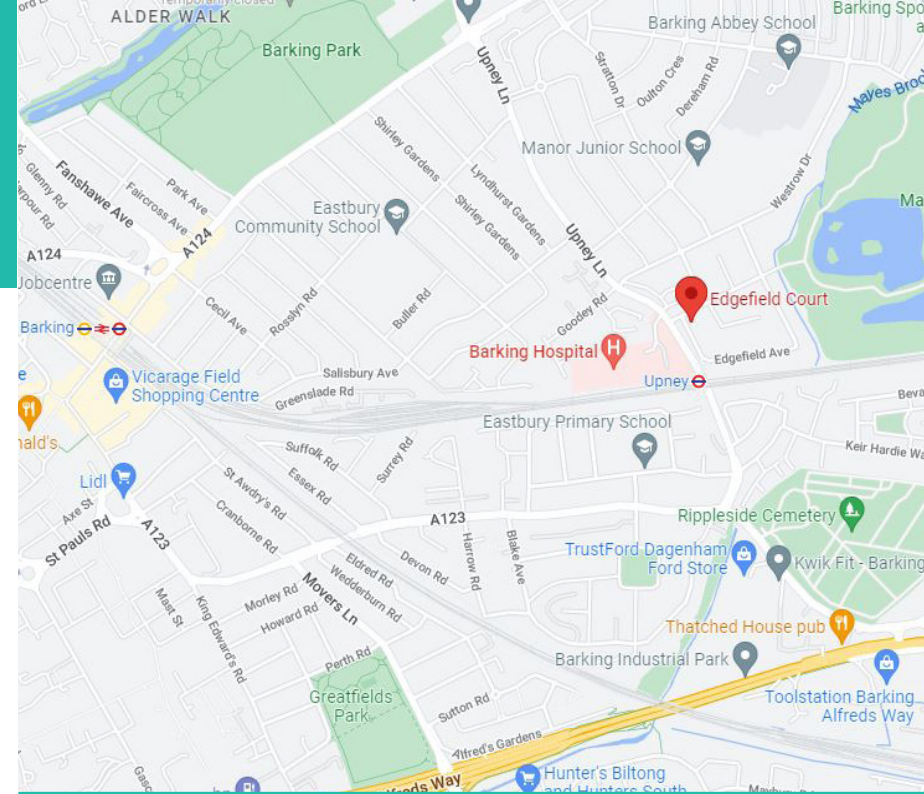
UBR (2022/23): 49.9p/£

Rates Payable: £3,293.40

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Barking & Dagenham business rates department.

Terms

The property is available with a new FRI lease at £12,500 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£12,500 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[in](https://www.linkedin.com/company/harstonandco) [fb](https://www.facebook.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.