



## Red Lion, 66 North Street, Barking, IG11 8JD

An opportunity to secure a commercial premises close to Barking Town Centre and suitable for uses under the E class

- Currently split into different rooms but can be changed to open plan where required
- Long lease directly from the landlord available
- Available immediately
- Close to the Town Centre, Barking Station and local amenities

# Red Lion, 66 North Street, Barking, IG11 8JD

## Summary

Available Size	2,282 sq ft
Rent	£45,000 per annum
Rates Payable	£7,360.25 per annum We recommend potenial tenant make further enquiries to the local authority
Rateable Value	£14,750
EPC Rating	Upon Enquiry

## Description

The property is currently fitted as 4 separate units but can be altered to one large open plan space with separate rooms and facilities. The spaces benefits from a suspended ceiling, mostly carpeted throughout and plenty of WC's and kitchen spaces where necessary.

The building itself is a prominent period style converted pub with access from George Street.

It benefits from a previous medical use which would now be suitable for all uses under the E class.

## Location

The property is located on the corner of North Street and George Street approximately 5 minutes walk from the busy market on East Street. It's also less than 10 minutes way from the main station providing links onto the Hammersmith & City Line, District Line, Overground and C2C. Barking has plenty of local retailers as well as national multiples offering good access to local amenities.

## Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Ground floor area	2,282	212
Total	2,282	212

## Legal Costs

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking towards legal costs should the transaction be aborted.



## Viewing & Further Information

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