

# Unit 5A 3-19 High Street, Barkingside, Ilford, IG6 2AA

**JOHNS**  
PAPA JOHN'S  
Better Pizza.

PIZZA  
BIG PRICE CUT  
99  
99  
99  
BIKE IT



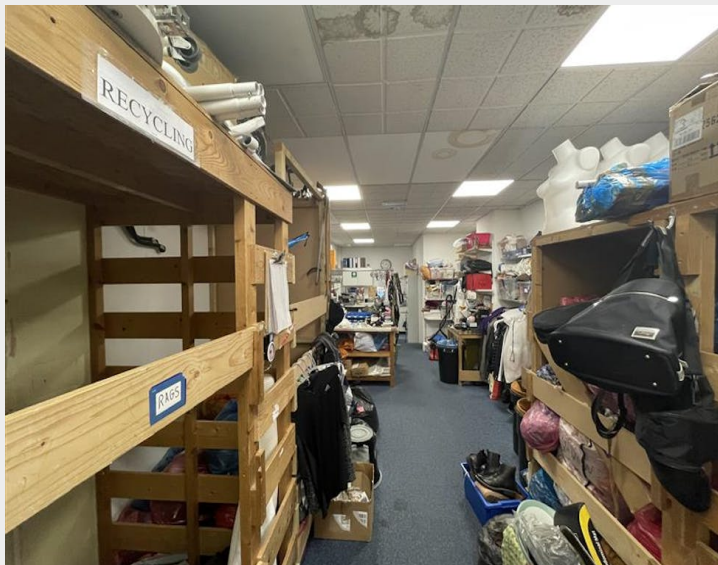
## TO LET

Class E Retail / Leisure

1,088 sq ft / 101.1 sq m

£29,500 per annum

# A corner shop with return frontage in a popular local shopping district



- Prominently located on a well-established and popular high street
- Occupying a corner position with return frontage
- Open-plan accommodation
- WC and kitchenette facilities
- Approximately an 8-minute walk from Barkingside Underground Station
- Nearby occupiers include; McDonalds, Dominos, Costa Coffee and Holland and Barrett



## Description

Ground floor commercial unit occupying a prominent corner position with return frontage, providing excellent natural light and visibility. Predominantly arranged as open plan, with W/C and kitchenette located to the rear. The unit benefits from modern fixtures and fittings, including durable hard-wearing flooring, and extensive glazed frontage.

## Location

Situated at the northern end of High Street, Barking, within a busy and established retail parade. Nearby occupiers include Iceland and McDonald's, along with other national operators such as Domino's, Specsavers, Costa Coffee, Superdrug, Greggs, and Holland & Barrett. Barking High Street is the main commercial focal point for the area, and is occupied by a mix of national and local, independent businesses. The property benefits from excellent transport links, with several bus routes operating along the High Street. Barking Underground Station (Central Line) is located approximately 0.6 miles to the east, providing direct access to Central London in approximately 40 minutes.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Availability
Ground	1,088	101.08	£18,592.50 /annum	Available
<b>Total</b>	<b>1,088</b>	<b>101.08</b>		

### Tenure

New Lease

### EPC

C (55)

### VAT

Upon enquiry

### Configuration

Upon enquiry

### Contacts

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#### Further Information

[View on Website](#)

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