STRETTONS



18 East Street, Barking, IG11 8EU

Class E Retail / Leisure To Let | £45,000 per annum | 1,753 sq ft

020 8520 9911
www.strettons.co.uk

Ground floor Class E unit, suited to restaurant occupiers, in the heart of Barking town centre.







- High Street position with proximity to several national occupiers
- Open plan ground floor layout
- Large glazed frontage with electric roller shutter
- Suitable for restaurant use / a variety of Class E occupiers
- Fitted with extraction
- Available by way of a new lease
- Good arterial road connections for servicing, to A10 and A406 North Circular Road

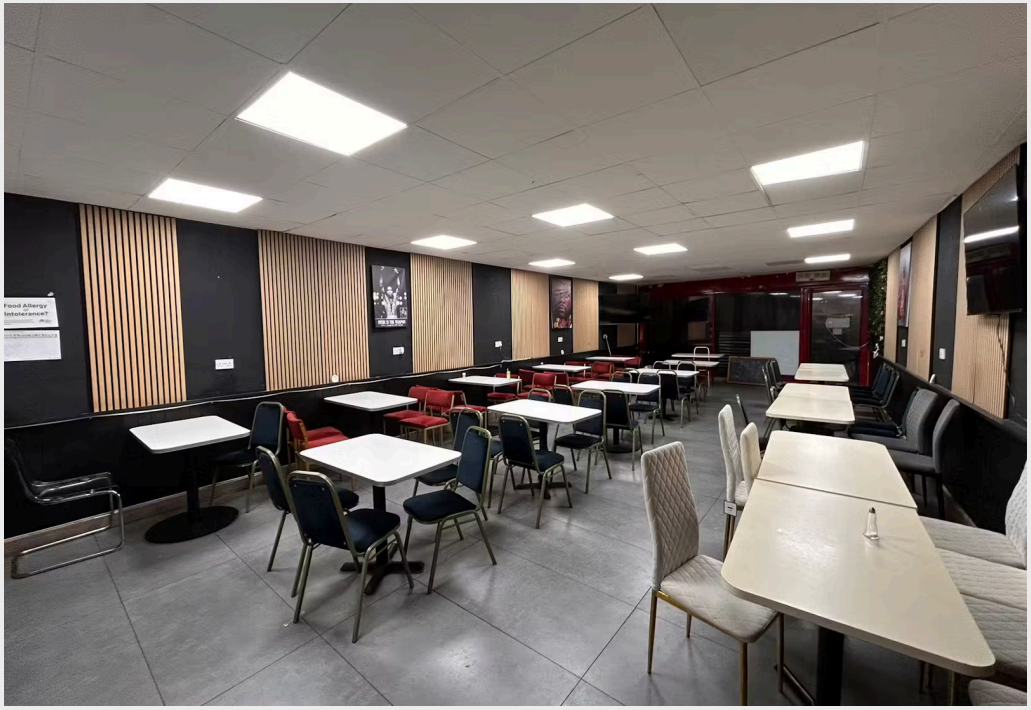


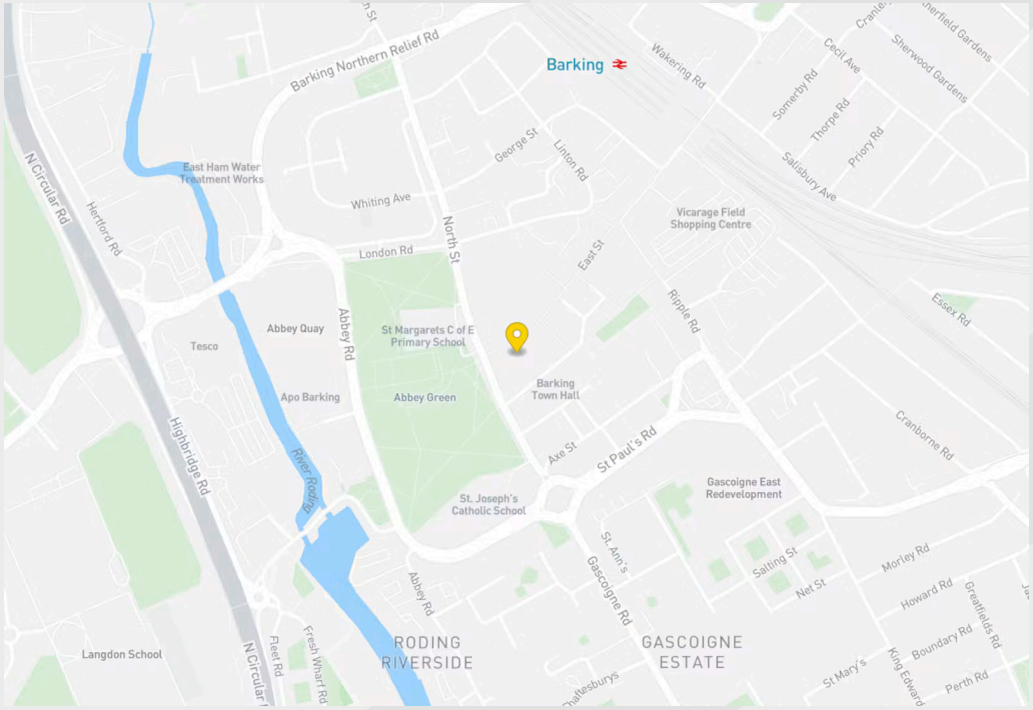
Description

The premises comprise a ground floor retail unit arranged as open-plan accommodation throughout. The unit benefits from rear access leading to a fitted commercial kitchen, complete with extraction and a walk-in fridge. The frontage comprises a large glazed display frontage with an electric roller shutter. Internally, the accommodation provides an open-plan dining area with suspended ceilings, WC facilities and LED lighting throughout.

Location

The property occupies an established position on East Street in the heart of Barking town centre. The immediate area benefits from a strong mix of national and independent occupiers, including Lidl, Boots, and a range of traders within East Street Market, together with the nearby Vicarage Field Shopping Centre. Barking Station is within a short walking distance, providing excellent transport connections into Central London.





Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rates payable	EPC	Availability
Ground	1,206	112.04	£13,597.50 /annum	E (108)	Available
1st	547	50.82	On Application	-	Available
Total	**1,753**	**162.86**			

Tenure

New Lease

EPC

E (108)

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

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Further Information

View on Website

Floor Plans

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Ordnance Survey

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