



EDWARD CHARLES  
REAL ESTATE



## 119B High Street Wanstead, London, E11 2RL

Retail To Let | £32,000 per annum | 745 sq ft

Well located ground floor shop close to Wanstead Station

[www.edwardcharles.uk](http://www.edwardcharles.uk)





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### Summary

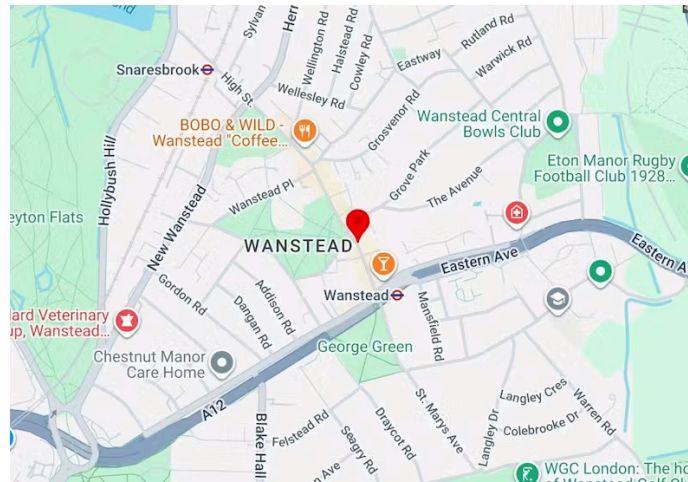
- Rent: £32,000 per annum
- Business rates: £21,000 per annum
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

### Further information

- [View Microsite](#)

### Contact & Viewings

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### Key Points

- Close to Wanstead Station
- Available Immediately
- 745 sq ft
- Close to The Co-Op, Costa Coffee, Greggs & British Heart Foundation
- Full glazed shop front
- Former wet fish shop

### Description

The premises comprise a vacant ground floor retail shop forming part of an established High Street parade. The retail unit provides regular and usable retail accommodation, suitable for a range of Class E commercial uses, subject to any necessary consents. The shop offers an excellent opportunity for an occupier seeking representation in a well-regarded local High Street location.



### Location

The property is situated on High Street, Wanstead, within the heart of this popular and affluent East London suburb. Wanstead benefits from a strong local retail offer an established residential catchment and good public transport links with Wanstead Underground Station on the Central Line within close proximity. Nearby occupiers include a mix of independent retailers, cafés, restaurants and national multiple operators including the Co-Op, Tesco Express, Greggs and Costa Coffee creating an attractive trading environment. Wanstead Tube Station is located a short walk (0.1 miles) providing access to the Central Line. There is a bus stop immediately outside providing a wide variety of routes into and across London.

### Accommodation

| Name                          | sq ft      | sq m         | Availability |
|-------------------------------|------------|--------------|--------------|
| Ground - Ground Floor Class E | 745        | 69.21        | Available    |
| <b>Total</b>                  | <b>745</b> | <b>69.21</b> |              |