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- Retail
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## Retail Shop & Basement plus 2 Upper Floors

***\*\*SUITABLE FOR D1 DENTAL OR ALTERNATIVE D1 USES/A1/A3/A5 (STP)\*\****

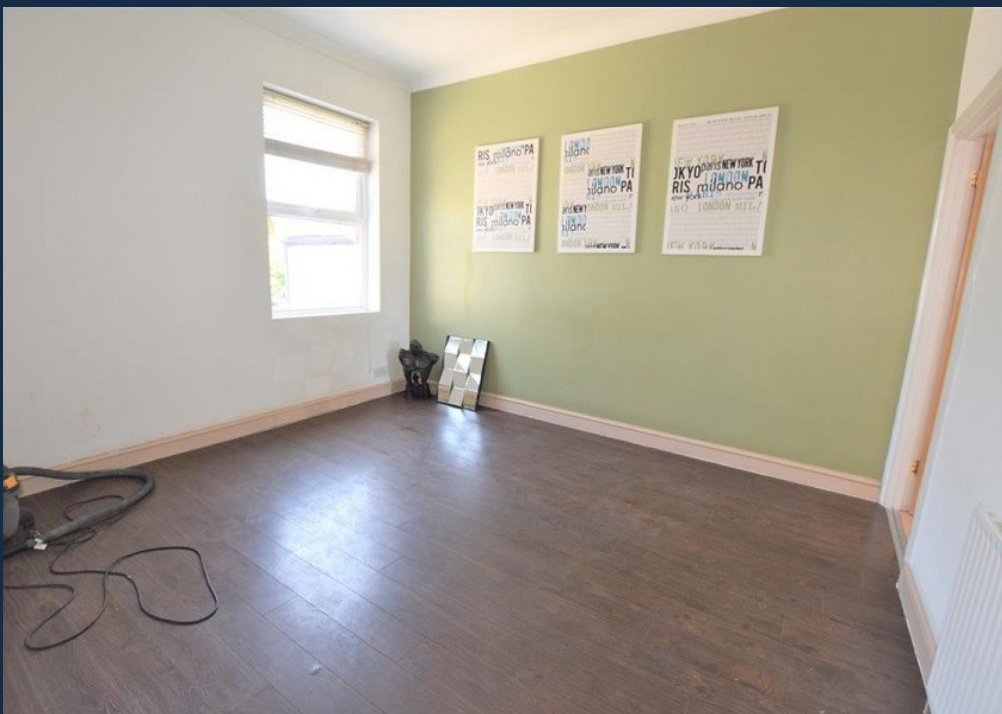
## To Let

**Vicarage Lane, Stratford E15**



## Description

Comprising a shop, basement and two upper floors. The ground floor has previously been used as a D1 dental practice and is suitable for continued use as such or alternatively for retail or A3/A5 subject to the necessary consents. Would also suit an office for likes such as estate agents, accounts or solicitors. The basement is suitable for additional storage. The upper part which is entered to via a separate entrance to the side of the shop could easily be arranged as a two bedroom flat at first floor level and a studio flat at second floor level. The second floor level is already arranged as three large rooms with kitchen and a separate bathroom whereas the first floor would make a two bedroom flat and already has a shower room and kitchen are fitted but will need some updating. The whole building is being offered on an over-riding lease



## Location

Situated in Vicarage Lane, Stratford which is off Romford Road (A118). The nearest station is Maryland overground station. Stratford underground station is less than a ten minutes walk away.

## Lease

The entire property is available on a full repairing and insuring over-riding lease for a term to be agreed at £30,000 pa with 5 yearly rent reviews.

## Business Rates

London Borough of Newham – Rateable value £11,750 . Rates payable are approximately £5,792 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**EPC** - Applied for.

## Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

## Areas

### GROUND FLOOR

4.47m (14' 8") x 3.88m (12' 9") 17.34 sq m 186.66

Full glass shop front and door with security shutters, wood flooring, air conditioning unit

### ROOM

3.75m (12' 4") x 3.22m (10' 7")

Ample base units and single sink mixer taps

### STORE ROOM

3.55m (11' 8") x 2.10m (6' 11")

Wood floors air conditioning unit

### SHOWER ROOM 1

Double glazed window to rear, 3 piece suite comprising walk in shower cubicle, low level wc, wash hand basin

### KITCHEN 1

3.15m (10' 4") x 1.79m (5' 10")

Range of wall and base units, roll top work surfaces, single sink mixer taps

### OFFICE

4.82m (15' 10") x 4.47m (14' 8")

Double glazed window to side, wood laminate flooring

SEPARATE UPPER ENTRANCE

### KITCHEN 2

3.06m (10' 0") x 2.08m (6' 10")

Double glazed window to side, range of wall and base units, roll top work surfaces 2 sink units with mixer taps, tiled walls radiator

### ROOM 1

3.81m (12' 6") x 3.26m (10' 8")

Double glazed window to rear, wood flooring radiator

### ROOM 2

4.32m (14' 2") x 2.44m (8' 0")

Double glazed window to front, wood laminate flooring radiator

### ROOM 3

4.32m (14' 2") x 2.37m (7' 9")

Double glazed window to front, wood laminate flooring radiator

### SHOWER ROOM 2

Double glazed window to side, 3 piece suite comprising walk in shower cubicle, low level wc, wash hand basin

### STUDIO

4.94m (16' 2") x 3.44m (11' 3")

Double glazed window to front, wood laminate flooring, open plan kitchen with fitted base units, electric hob, oven and extractor fan, door leading to:-

### BATHROOM

3 piece suite comprising bath, wash hand basin and low level wc tiled walls radiator

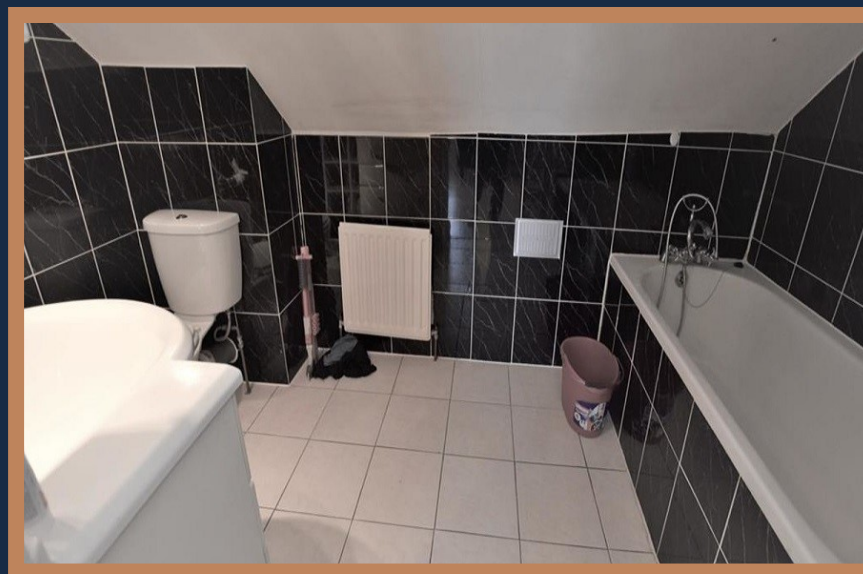
### TOTAL AREAS

Ground floor 64.18 sq m (690 sq ft)

First floor 39.55 sq m (485 sq ft)

Second floor 16.99 sq m (182 sq ft)





These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## Viewing

By appointment only via:

0208 559 1122

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