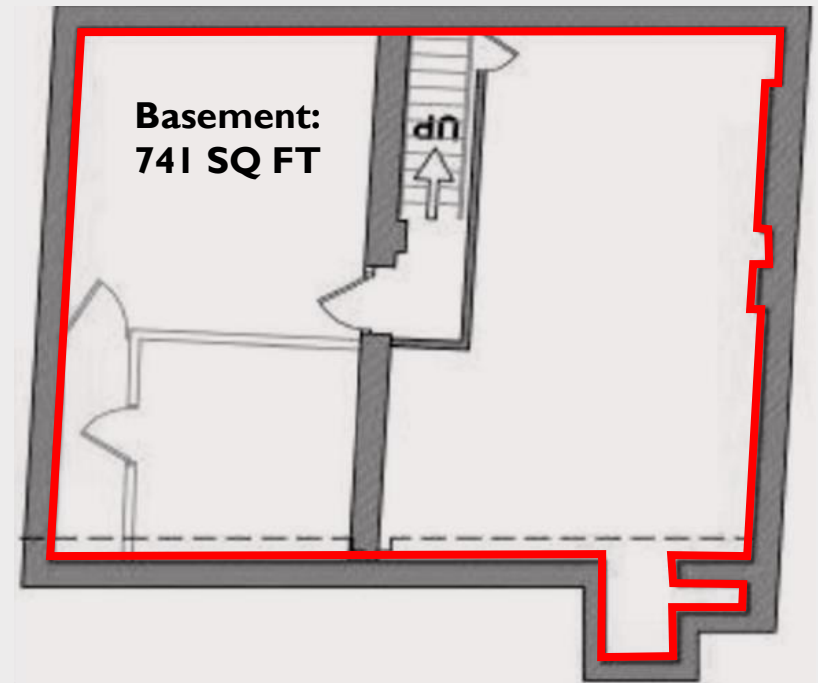


CLASS 'E' UNIT TO LET

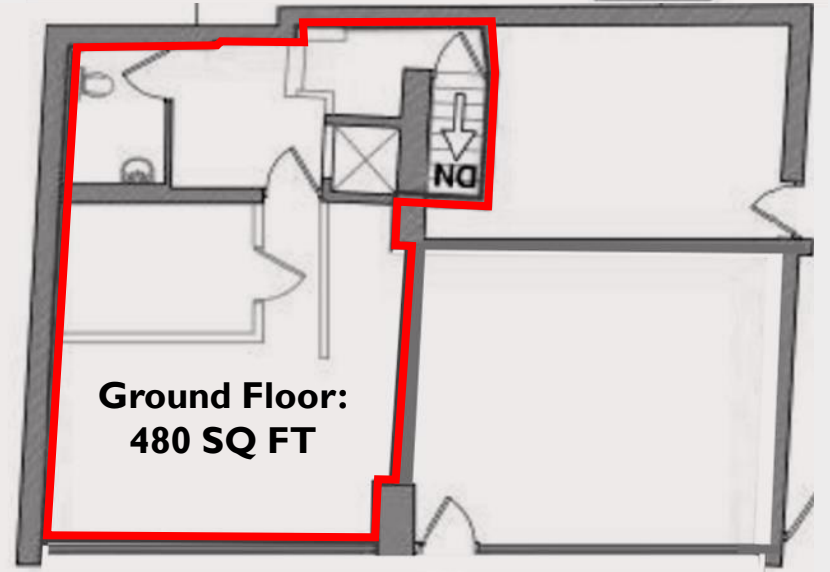
24 The Avenue, Highams Park, London, E4 9LD



Ideally Suited to Retail/Office/Medical Uses
1,221 sq ft (113.43 sq m)



**Basement:
741 SQ FT**



**Ground Floor:
480 SQ FT**

24 The Avenue

LOCATION

The Property is located on The Avenue, a busy local parade in Higham's Park and immediately opposite Higham's Park Overground Station. There are a diverse array of retail and leisure offerings in the immediate area.

DESCRIPTION

The property comprises open plan accommodation on the ground floor and partitioned rooms in the basement measuring approximately 1,221 sq ft. The property was formerly operated as a hairdresser with treatment rooms in the basement and would be suitable for a variety of uses within Class 'E'.

USE

Permitted for use as retail, office, medical or any other use within Class E of the Use Class Order 2020. Restaurant use is not permissible.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£30,000 per annum exclusive of all other outgoings

RATES

The business rates are yet to be assessed by the Valuation Office Agency – all parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

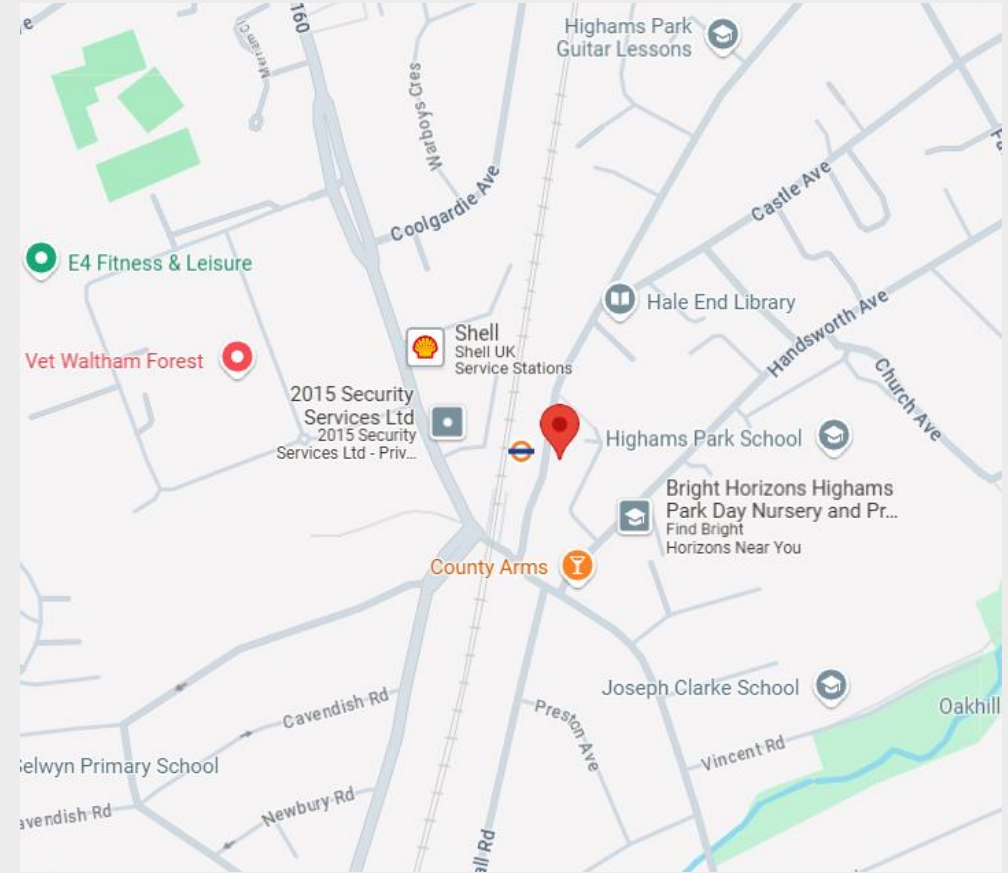
Service Charge & Building Insurance is payable – details on request.

VAT

Not applicable.

EPC

Available upon request – Rated D.



For further information or to arrange a viewing, please contact:

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