



**\*\* SOME OF YOU HAVE BEEN WAITING FOR THIS PROPERTY TO COME ON TO THE MARKET. THE GOOD NEWS IT IS FINALLY AVAILABLE AND WE ARE ARRANGING BLOCK VIEWINGS - call 020 3355 0908 now \*\***

Prime High Street Retail unit (ground floor) to Let on the prominent High Road, Chadwell Heath (Essex / East London).

The unit benefits from a spacious ground floor - zoned as a retail area, 3 offices/store rooms plus two W/Cs and kitchen.

The ground floor unit is circa 1500-1600 sqft with the upper floor around 300-400 sqft - totaling just under 2000 sqft (unmeasured).

It would suit a variety of uses and businesses including hairdressers, beauty salons, estate agents, law / accountancy architect practices. Equally it would be ideal for a restaurant / takeaway business (STP)

The layout would particularly suit a A1, A2, A3, A5, D1 (educational, dentistry, healthcare etc.) STP or D2 (yoga, gym, healthcare, entertainment/amusement) use operator.

There is a secondary means of escape to the rear. The parade is an established High Street retail parade.

You are in good company here with a large Sainsburys and Tesco Express on the same parade. Natwest Bank is almost directly opposite. There are countless other brand names the likes of YourMove, Bairstow Eves, Ladbrookes to name a few.

Chadwell Heath has seen a massive regeneration effect as a result of Crossrail. The overground station is a short walk away from the unit.

Prime retail sites like this do not come up often. Do not miss out. Get in touch today.

#### Features summary

- Prime high street location
- Kitchen
- Retail area
- Toilet/W.C facilities
- Roof terrace
- Excellent Road links via A12, A13, A406
- Short walk from Chadwell Heath overground railway station with access to all major bus routes.

Call us on 020 3355 0908 this will not be available for long!

CALL NOW if interested!

Please, provide the Ref. Number (RP14) when calling.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

