

## 2 Reginald Road, Forest Gate, E7 9HS



**£26,400 Per annum**

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Commercial Lock Up Unit For Let (& Basement)

McDowalls are please to bring to the commercial rental market for the 1st time in over 40 years the ground floor lock up shop at 2 Reginald Road in Forest Gate on the edge of West Ham Park.

The shop benefits from being recently fully refurbished including a newly installed shuttering system & a basement (Ideal for storage).

£26,400 pa (£2200 pcm)

12 Month FRI Agreement (Outside Of The 1954 LL&TA)

Deposit - Equal To 3 Months Rent

Rent Advance - 3 Months

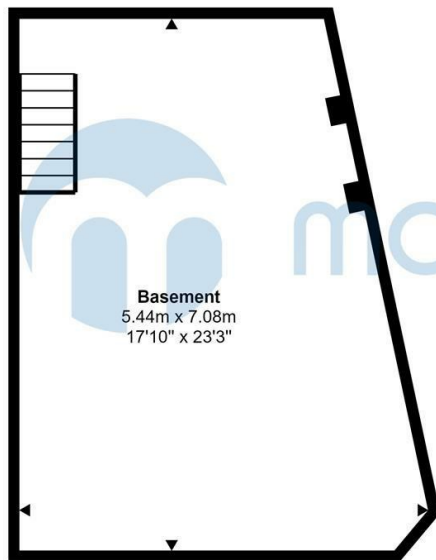
Business Rates - RV £3750

CEPC - Instructed (TBC)

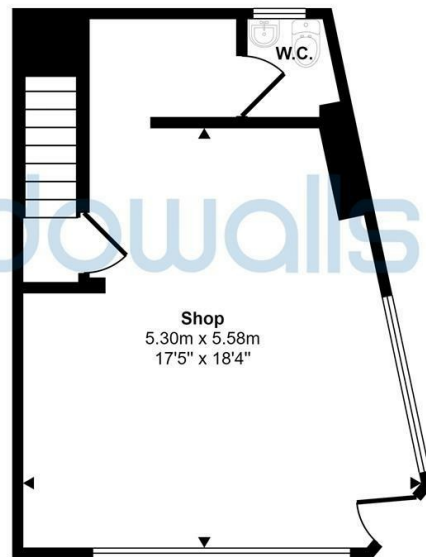
Internal Measurements - 67 sqm - 719 sqft (See Floorplan)

Heating & Lighting - Metered Electric (No gas connection)

Approx Gross Internal Area  
67 sq m / 719 sq ft



**Basement**  
Approx 34 sq m / 364 sq ft

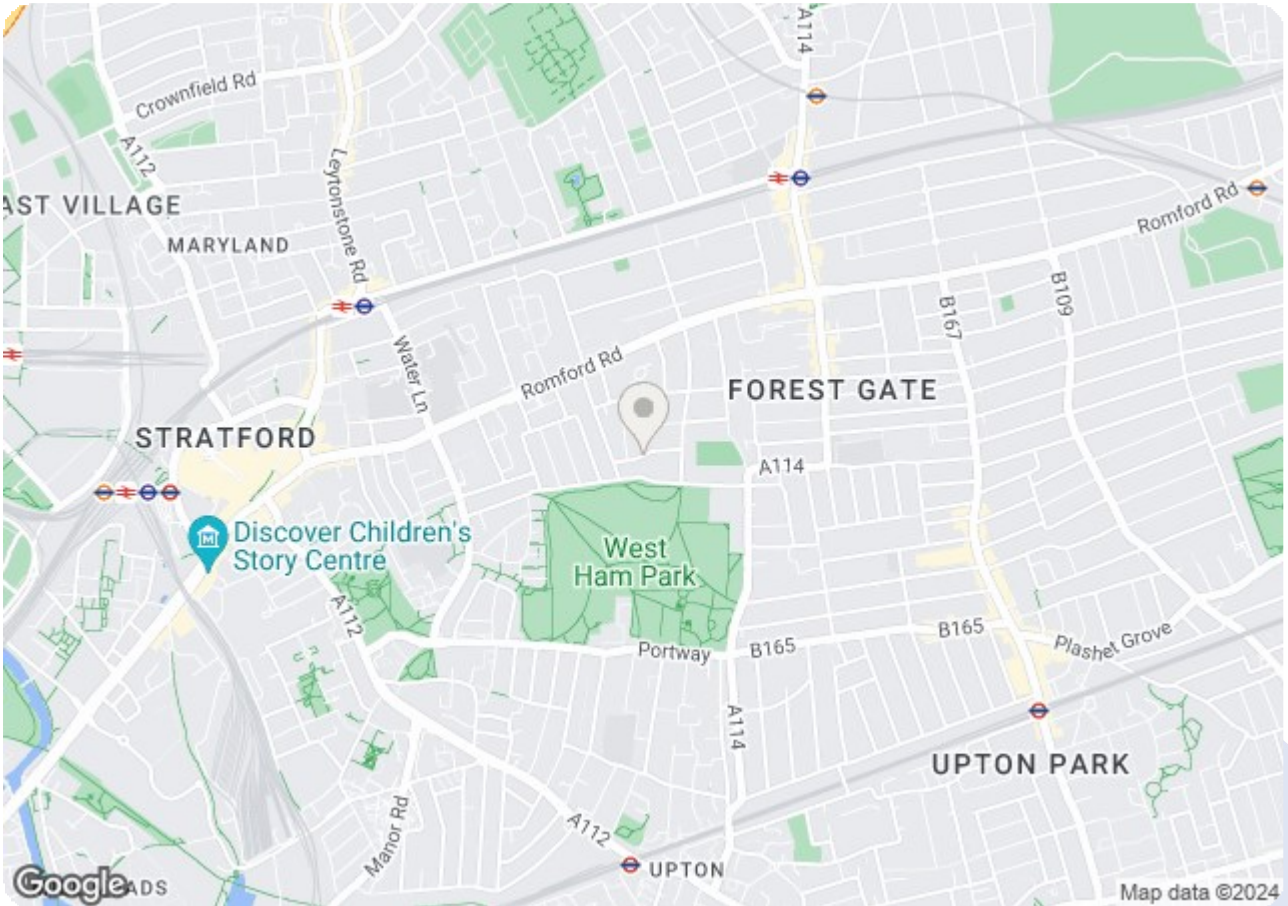



**Ground Floor**  
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



54/56 Barking Road  
 East Ham, London E6 3BP  
 Telephone: (020) 8472 4422  
 Property Management: (020) 8471 4224  
 Fax: (020) 8471 5052  
 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	