

4 Barking Road, East Ham, E6 3BP



£40,000 Per annum

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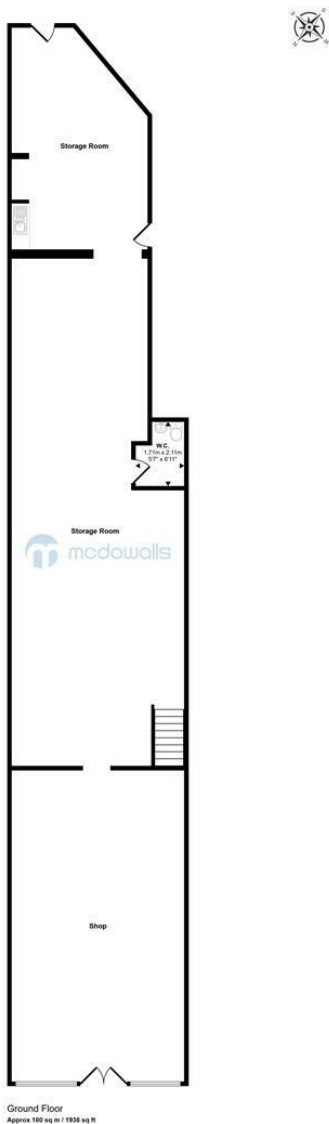
** VIEWINGS BY APPOINTMENT ONLY **

McDowalls are delighted to bring to market this commercial property, prominently situated on the ever popular Barking Road. The premises features a spacious ground floor unit with additional basement space, offering an excellent opportunity for Class E businesses, including retail, office, food related uses and more.

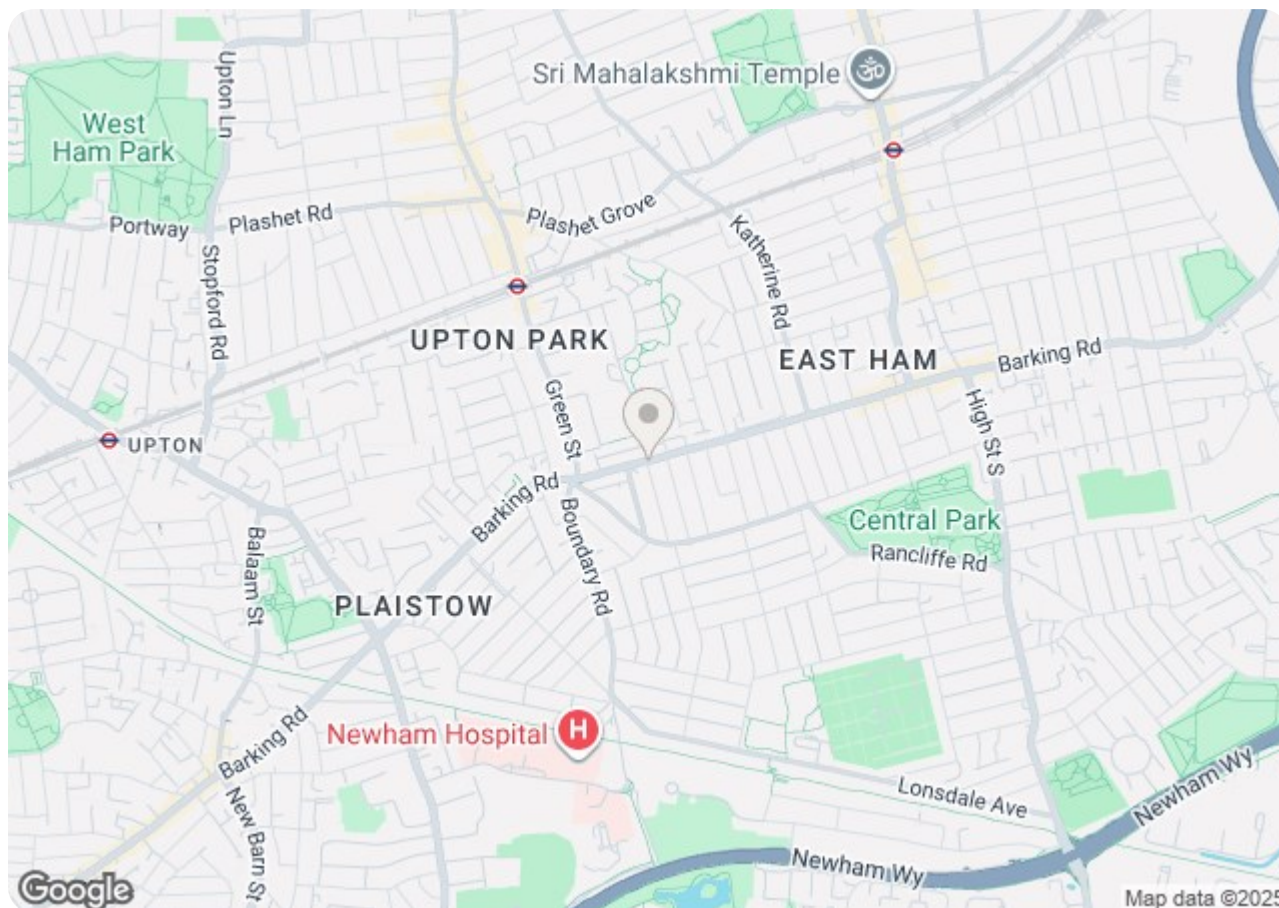
£25,000 premium
All parties to cover own solicitor costs
Brand new lease
Further lease terms negotiable


4 Barking Rd:
Commercial Unit With Basement
MAINS SERVICES - Electric/Water
COUNCIL - London Borough Of Newham
BUSINESS RATES - RV £24000
CLASS - E
EPC - Band C

- NB
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
 2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
 3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
 4. All floor plan measurements are approximate and for illustration purposes only.
 5. No enquiries have been made regards planning



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 misstatement. Scale of items such as bathroom suites are representations only and may not look like the real items. Made with Bluebeam® V8i



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales	EU Directive 2002/91/EC	

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