

# TO LET

208 High Road, Chadwell Heath  
RM6 6LS  
Planning Use: Class E



## LOCATION

The property is located in a highly visible and prominent position on High Road, a busy retail thoroughfare.

## DESCRIPTION

The property comprises a ground floor lock-up unit formerly occupied by a veterinary surgery. In addition, there is a self-contained flat at first floor. The approximate floor areas are as follows:

Ground Floor	1,119 sq ft
First floor	527 sq ft
<b>Total</b>	<b>1,646 sq ft</b>

## TERMS

The premises are available by way of assignment or sub-lease of the whole only for a term expiring July 2028.

## RENT

£30,000 per annum exclusive

## RATES

Rateable Value      £7,200

Interested parties are advised to confirm the annual rates payable with the local charging authority and the availability of small business rates relief.

## VIEWING

By prior appointment through via the sole agents AGL:

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