

On the Instructions of Mothercare

BARKING

Unit 10 Vicarage Fields

SHOP LEASE
AVAILABLE

SUBSTANTIAL
INCENTIVES
AVAILABLE



LOCATION

The premises occupy a prominent position on the ground floor of the scheme, adjacent to **WH Smith** and in close proximity to **Burton** and **Dorothy Perkins**, **Adams Childrenswear**, **New Look** and **Clinton Cards**. A street traders plan is located on the reverse of these particulars highlighting the subject property.

www.ps2property.co.uk

DESCRIPTION

The premises comprise a ground floor lock-up unit with first floor storage and has the following approximate dimensions and areas:

Gross Frontage	11.2 m	37 ft 01 in
Net Frontage	7.32 m	24 ft 00 in
Internal Width	10.79 m	35 ft 04 in
Shop Depth	24.14 m	79 ft 02 in
Ground Floor Sales	215.74 sq m	2,322 sq ft
First Floor Ancillary	49 sq m	527 sq ft

VIEWING

Viewing is strictly by appointment via this office:

Howard Quigley

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Gary Darrell

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TENURE

The property is held on a 25 year lease from 29th September 1990 at a passing rent of **£85,000 pax**. The next review is due in 2010.

TERMS

Incentives available, subject to covenant status.

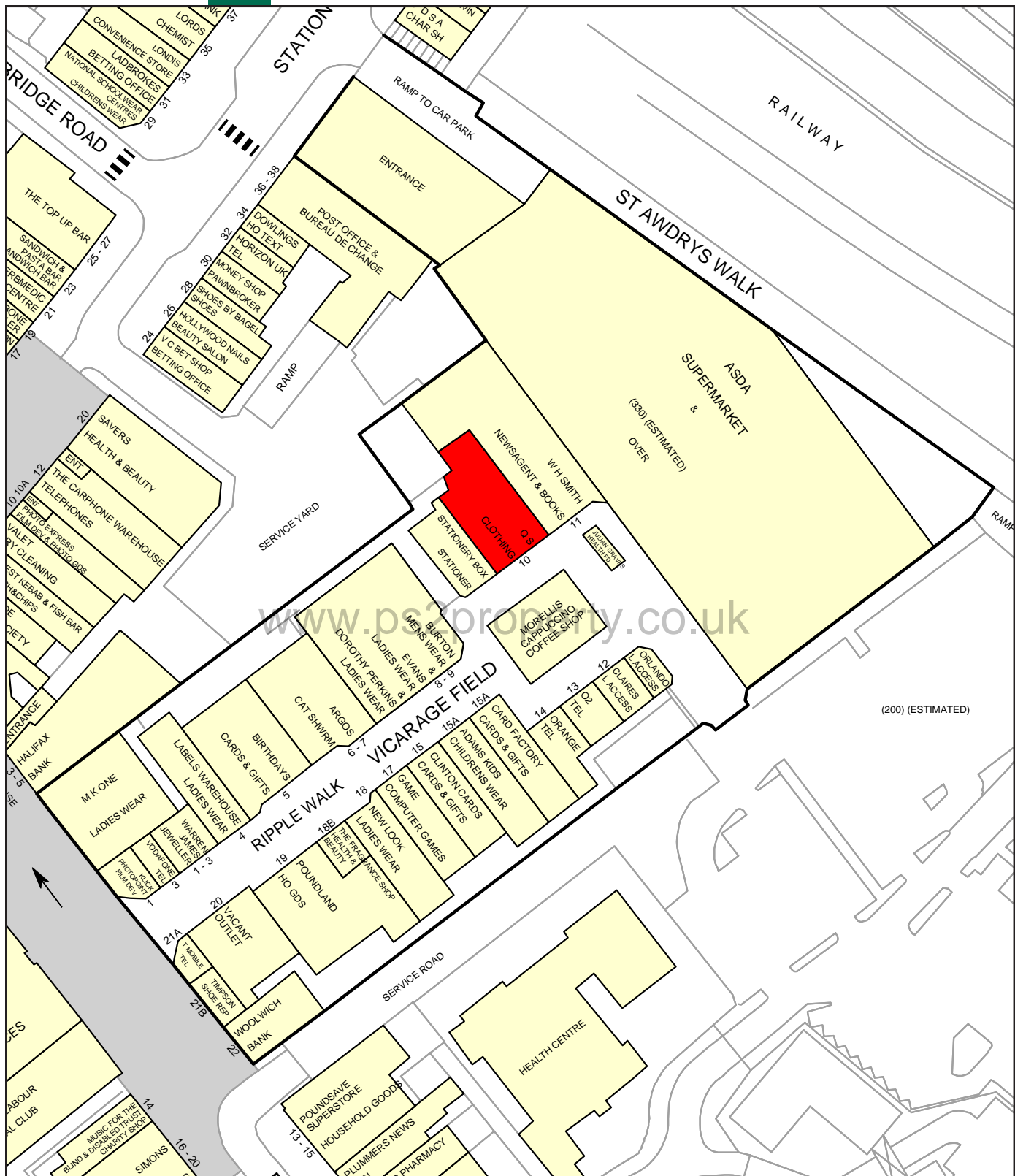
RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £44,750 and the Rates Payable are £21,703. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

CBRE
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Not to scale.

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