

Vicarage Field

THE HEART OF BARKING

46,000 sq ft
LET TO



UNIT 41A TO LET

Vicarage Field Shopping Centre is situated adjacent to the town's mainline railway station, where **9,858,464** people pass through the station each year.

The Centre is well positioned to benefit from the natural pedestrian flow from the station through into the centre, and has a weekly footfall of **130,000**.

The premises are located on the upper mall adjacent to **Fate Clothing** and the **Post Office**. Other nearby retailers include **Café Aroma** and **B&M**.



THE PROPERTY

GROUND FLOOR

Sales 107.49 m² 1,157 sq ft

PLANNING

The premises have the benefit of **A1 (Shops)** planning consent.

LEASE

A new effectively full repairing and insuring lease for a term to be agreed.

RENT

£25,000 pax.

SERVICE CHARGE

The current annual service charge liability is £5,602.

EPC

Report available on request.

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

RATEABLE VALUE	£14,000
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UBR (2020/2021)	49.9P
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A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8215 3000.

COSTS

Each party to be responsible for their own costs.

POSTCODE

IG11 8DQ

**SUBJECT TO CONTRACT
& VACANT POSSESSION
AMENDED APRIL 2020**

VIEWING

Inspections may only be carried out with prior notice

Contact

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Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. April 2020.

