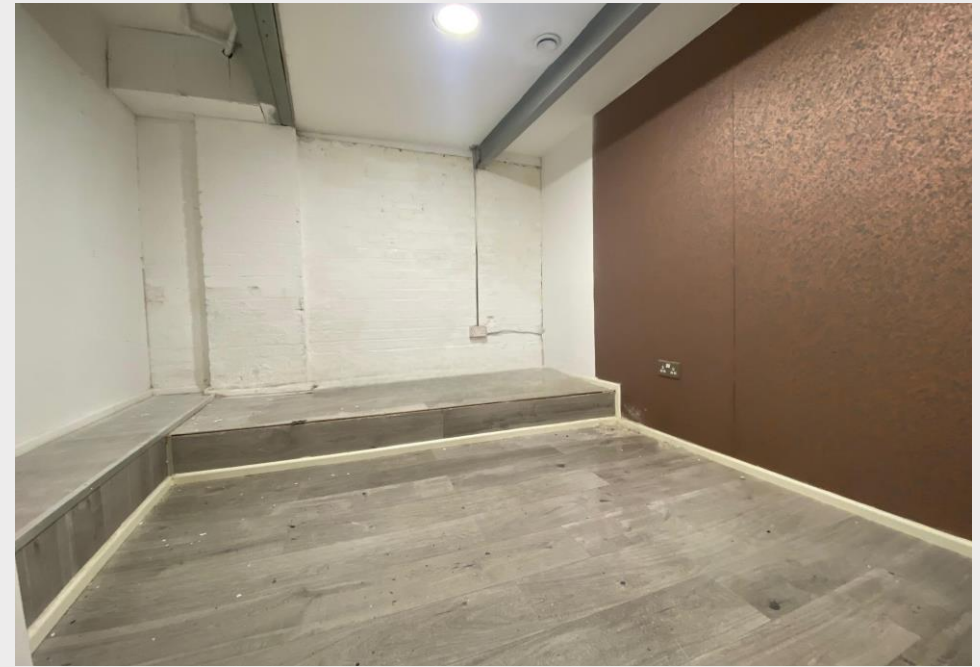
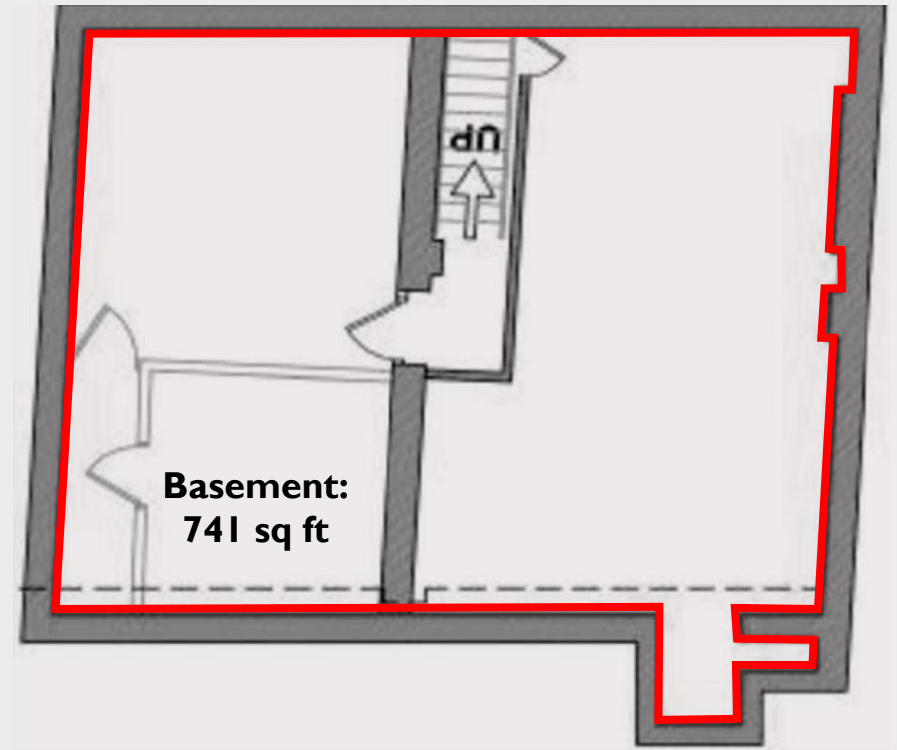
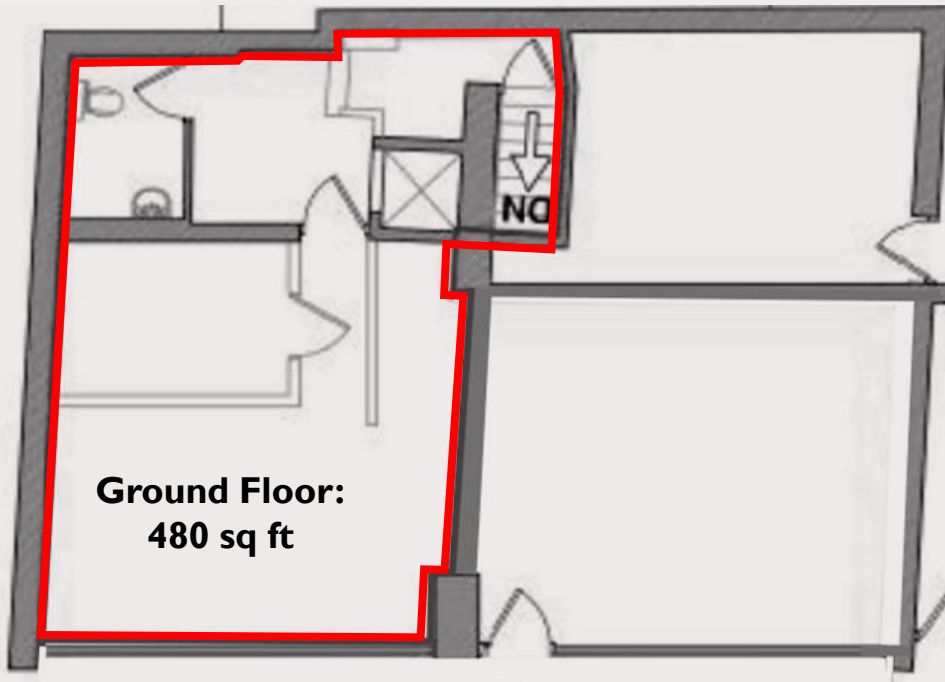


**CLASS 'E' UNIT TO LET**  
**24 The Avenue, Highams Park, London, E4 9LD**



**Ideally Suited to Retail/Office/Medical Uses**  
**1,221 sq ft (113.43 sq m)**





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**The Avenue**

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**Total: 1,221 sq ft (113.43 sq m)**

## LOCATION

The Property is located on The Avenue, a busy local parade in Higham's Park and immediately opposite Higham's Park Overground Station. There are a diverse array of retail and leisure offerings in the immediate area.

## DESCRIPTION

The property comprises open plan accommodation on the ground floor and partitioned rooms in the basement measuring approximately 1,221 sq ft. The property was formerly operated as a hairdresser with treatment rooms in the basement and would be suitable for a variety of uses within Class 'E'.

## USE

Permitted for use as retail, office, medical or any other use within Class E of the Use Class Order 2020. Restaurant use is not permissible.

## LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

## RENT

£25,000 per annum exclusive of all other outgoings

## RATES

The business rates are yet to be assessed by the Valuation Office Agency – all parties are advised to make their own enquiries with the VOA.

## SERVICE CHARGE

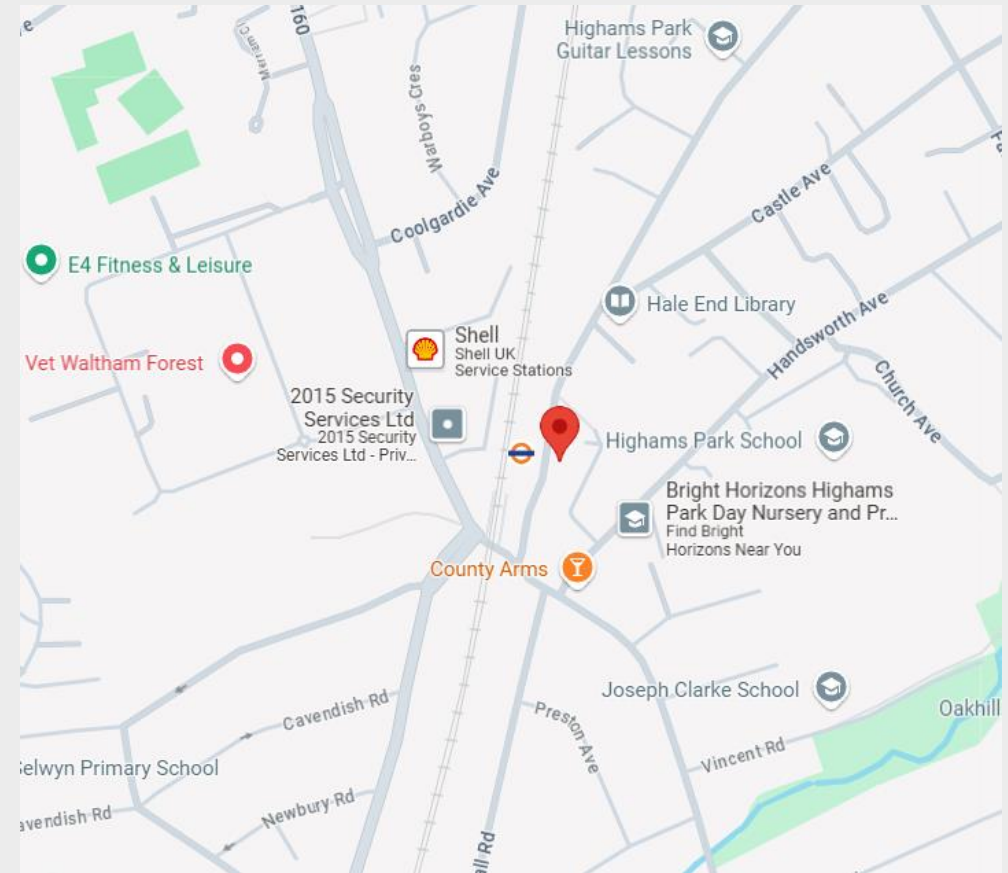
Service Charge & Building Insurance is payable – details on request.

## VAT

Not applicable.

## EPC

Available upon request – Rated D.



For further information or to arrange a viewing, please contact:

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