



High Road, Goodmayes IG3 8TH  
£12,000 Per Annum\* Fees apply

**KURTIS**  
PROPERTY

- Suspended Ceiling
- Laminate Wood Flooring
- Immediate Possession
- Pedestrianised Access
- 2/3 Year Lease
- Fluorescent Tube Lighting
- Glazed Shop Front
- External WC
- Annual Licence
- Electrically Wired for a Shutter

## THE PROPERTY

### LOCATION DETAILS:

The property is situated on High Road Goodmayes within approximately 50 yards of junction of Barley Lane and Goodmayes Road. Occupiers are mainly of a localised nature however Tesco, Ladbroke's and Safe Store are represented close by. Goodmayes Main Line Station is within a few minutes walk from the property with the new Cross Rail link accessible from Winter 2020.

### ACCOMMODATION:

Comprising shop-front premises laid out in clear space with external WC and pedestrianised access for deliveries via a serviced road.

### APPROXIMATE NET INTERNAL FLOOR AREAS ARE AS FOLLOWS:

Gross Frontage: 14 ft 3 ins (4.34m)

Shop Depth: 41 ft 3 ins (12.57m)

Shop Width: 13 ft 3 ins (4.03m)

Sales Area: 547 sq ft (50.87m<sup>2</sup>)

## SITUATION

## Directions

600 Green Lane, Ilford, IG3 9SQ

020 8598 2214

[info@kurtisilford.co.uk](mailto:info@kurtisilford.co.uk)

[www.kurtisproperty.co.uk](http://www.kurtisproperty.co.uk)

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