



## Sebert Road, Forest Gate, London, E7

**TO LET**

£26,300 Per Annum

Unfurnished

- Shop with basement spaces
- Suitable for a variety of businesses under E class use
- Lease term to be agreed
- Recently Refurbished
- Kitchen area & WC
- Located opposite Forest Gate Crossrail Station
- Alarm System & Electronic security shutter
- Commercial EPC Rating: C (55)
- Courtyard garden with rear access
- Internal: 912 Sq ft (84 sq m)

A brilliantly located retail/commercial space on Sebert Road, opposite Forest Gate Crossrail station. Situated in a mixed use commercial parade, the shop is suitable for a number of businesses uses, and benefits from considerable passing foot traffic, thanks to its proximity to the station.

Internally the premises comprise shop/retail space, kitchen, WC, basement, paved rear garden and pedestrianised outside area.

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## DIMENSIONS

### GROUND FLOOR

Entrance

Via front door leading directly into:

Reception Room/Studio

26'4 x 13'5

Door with staircase leading to lower ground floor basement. Door to:

Kitchen

Door leading to garden. Door to:

WC

6'3 x 5'7

### LOWER GROUND FLOR

Basement Area One

18'5 x 12'3

Basement Area Two

15'9 x 12'2

Rear courtyard garden

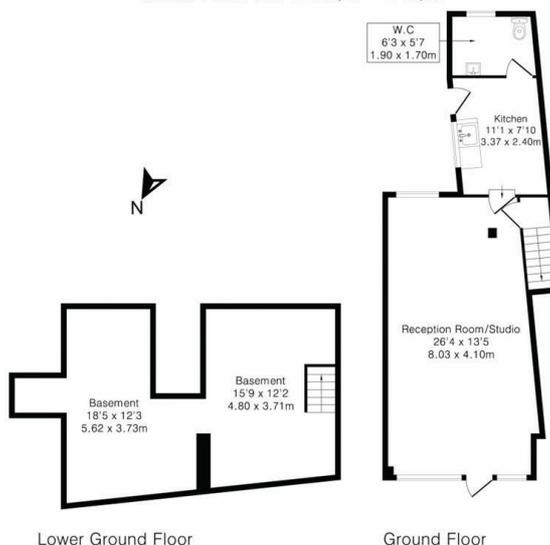
Rear access gate.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 912 sq ft – 84 sq m  
 Lower Ground Floor Area 404 sq ft – 37 sq m  
 Ground Floor Area 508 sq ft – 47 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## MAP



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