

## PRIME TOWN CENTRE E-CLASS UNIT TO LET BARKING - NIL PREMIUM



### FORMER BARKING POLICE STATION, 4-6 RIPPLE ROAD, BARKING, IG11 7PE

- Ground floor of attractive corner period property.
- Very high footfall location – opposite shopping centre and near Barking Train Station.
- Gross internal areas approx. 137 sq m (1,475 sq ft).
- May suit: coffee shop, restaurant, café, “Grab&Go” operators as well as retailers and small office occupiers.

STREET VIEW

#### LEASEHOLD

**RENTAL OFFERS INVITED IN EXCESS OF £40,000 PER ANNUM** (All terms to be negotiated)

**SUBJECT TO CONTRACT** – Sole letting agent

LonL572

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property lies within an area administered by the London Borough of Barking and Dagenham approximately 12 kilometres (7 ½ miles) east of the City of London (Bank Station). Access to the A13 / A406 North Circular is within short driving distance, circa 1,300 metres to the south west. A prominent town centre property surrounded by a mixture of commercial and residential properties. Nearby occupiers include Tesco Express and Travelodge. The Vicarage Shopping Centre lies opposite which is earmarked to be redeveloped to provide numerous tower blocks which will provide 800 new homes, a new primary school and a healthcare centre.

Barking train station (District, Hammersmith & City, London Overground and C2C Lines) is situated approximately 150 meters to the north of the property which provides frequent services into London Fenchurch Street station with an average journey time of around 15 minutes.

Location plans are attached.

## Description

The premises comprises the ground floor of an attractive three storey historical property being a former police station. The ground floor is open plan and in shell condition with capped services including a three-phase power supply. The landlord has commissioned a disabled access lift



According to the property's Energy Performance Certificate, the property has a gross internal area of approximately 137 sq m (1,475 sq ft). A lease plan is attached.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Rating Assessment

The property is not currently listed for business rates purposes.

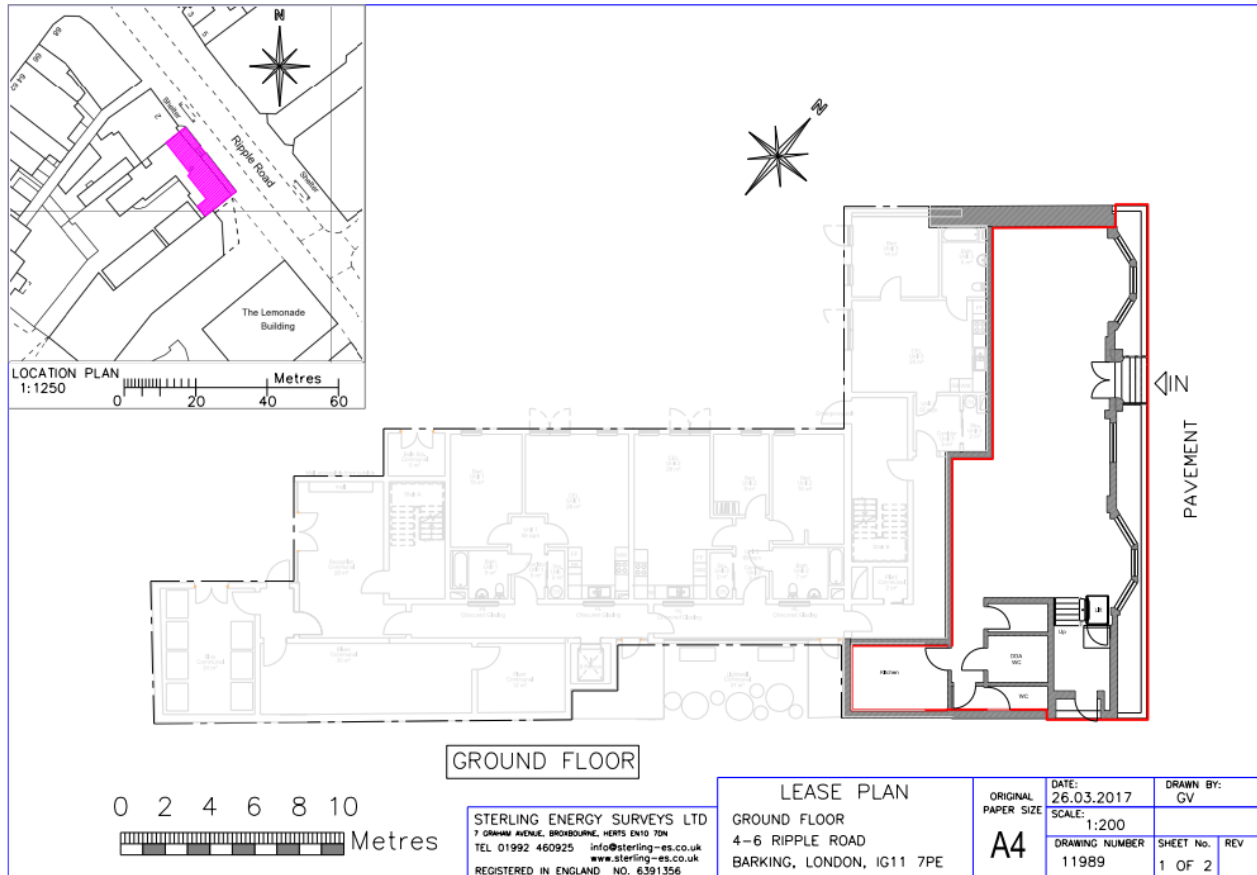
## Basis of Letting

Seeking rental offers in excess of £40,000 per annum (plus VAT if applicable) for a new lease of the ground floor lock-up only. The landlord may consider letting the property to alternative users (subject to obtaining the necessary consents).

## Further Information & Viewings

The property is available from December 2022 (or sooner by agreement). Interested parties are encouraged to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocil on either tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

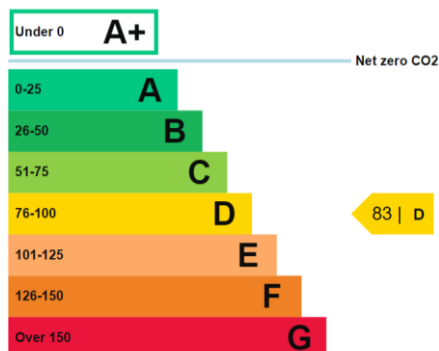
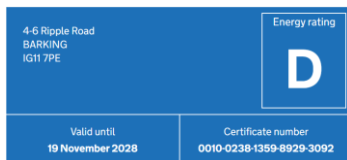
## Lease Plan



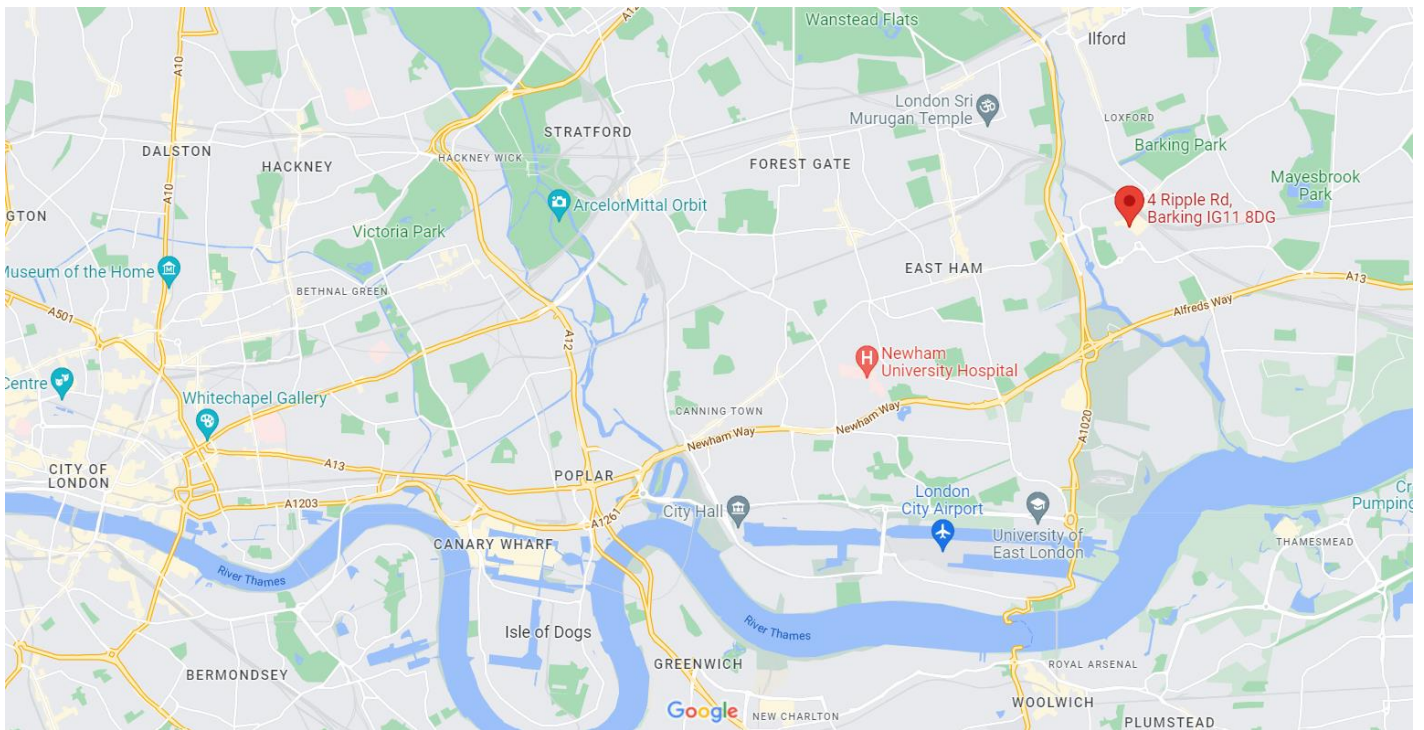
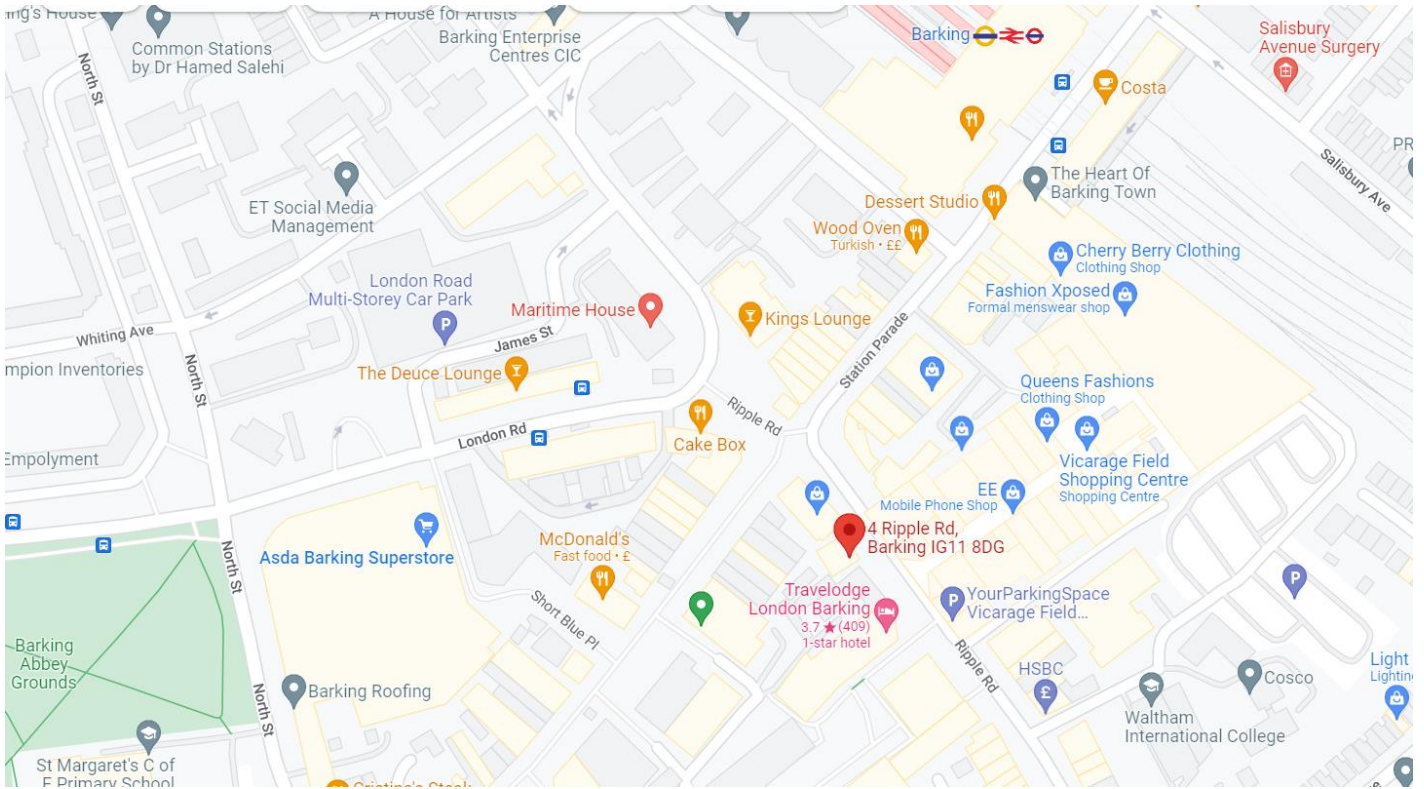
Not to scale - provided for indicative purposes only.

## EPC

EPC Rating "D" 835 – extract below.



## Location Plans



Google Maps. Not to scale - Provided for indicative purposes.