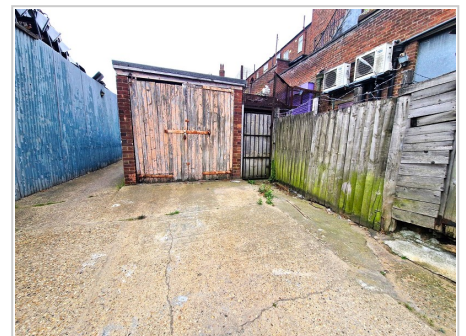


Clayhall Avenue,
Clayhall IG5 0NY

23,000 Annually *



- Planning Consent for Cafe A3 Use
- Large shop
- Rear Yard
- Detached Garage
- Additional Planning Approved to Extend to Rear
- Prominent Location

Ref: PRA10661

Viewing Instructions: Strictly By Appointment Only

General Description

A3 CAFE TO RENT: Located on a busy parade is this large shop with planning for further extension, this shop is ideally positioned with schools and pubs close by. CALL NOW

Accommodation

Shop (37' 1" x 12' 4") or (11.30m x 3.76m)

Kitchen Area

Storage Room

WC

Rear Yard

Detached Garage

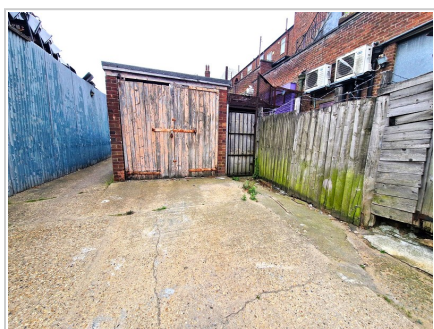
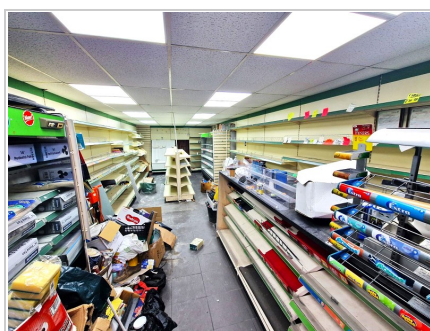
Parking Space

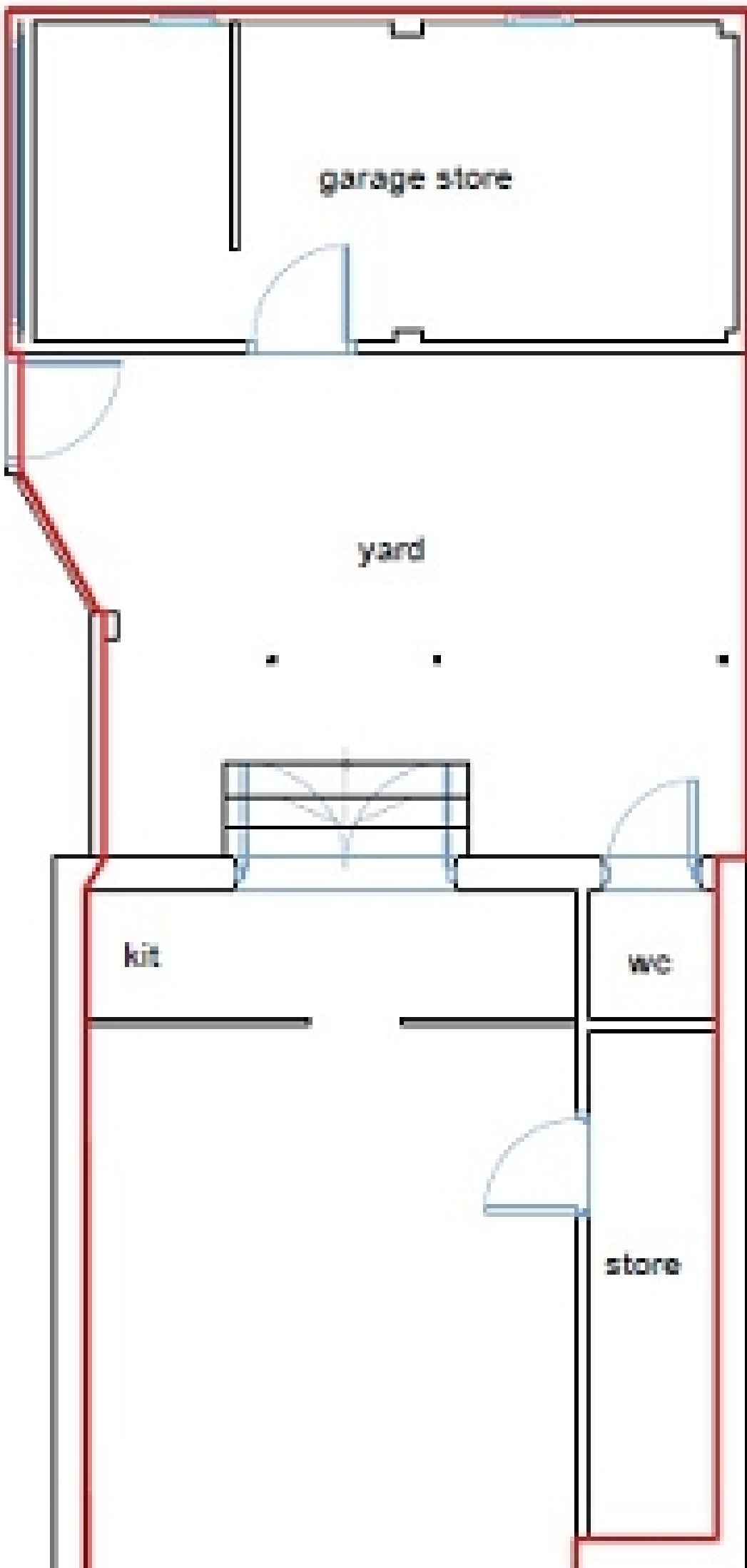
Services

EPC Rating:52

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.