



PER ANNUM

£25,000 Per Annum

Tanner Street

London, IG11 8QA

LOCATION

Tanner Street in Barking is a diverse and well-connected area that combines modern regeneration with deep historical roots. Once linked to Barking's leather tanning industry, it is now home to the award-winning Tanner Street Gateway development, a mix of housing and community facilities built in the mid-2000s. It benefits from excellent transport links via Barking station, schools, nearby Barking Park, and a range of shops and services.

DESCRIPTION

Offered on a new lease is this beautifully created themed coffee shop. Seating for up to 33 people plus outdoor seating and dining area. There are male and female toilets, serving area and kitchen. The property has been renovated throughout to a high standard.

Premium:
£125,000

ACCOMMODATION

Gross Internal Area: 830 sq ft (77.1 Sq m)

AMENITIES

Concrete flooring
Washroom area
Floor to ceiling shop front
Kitchen
Disabled W/C
Gas heating
Furniture

TERMS

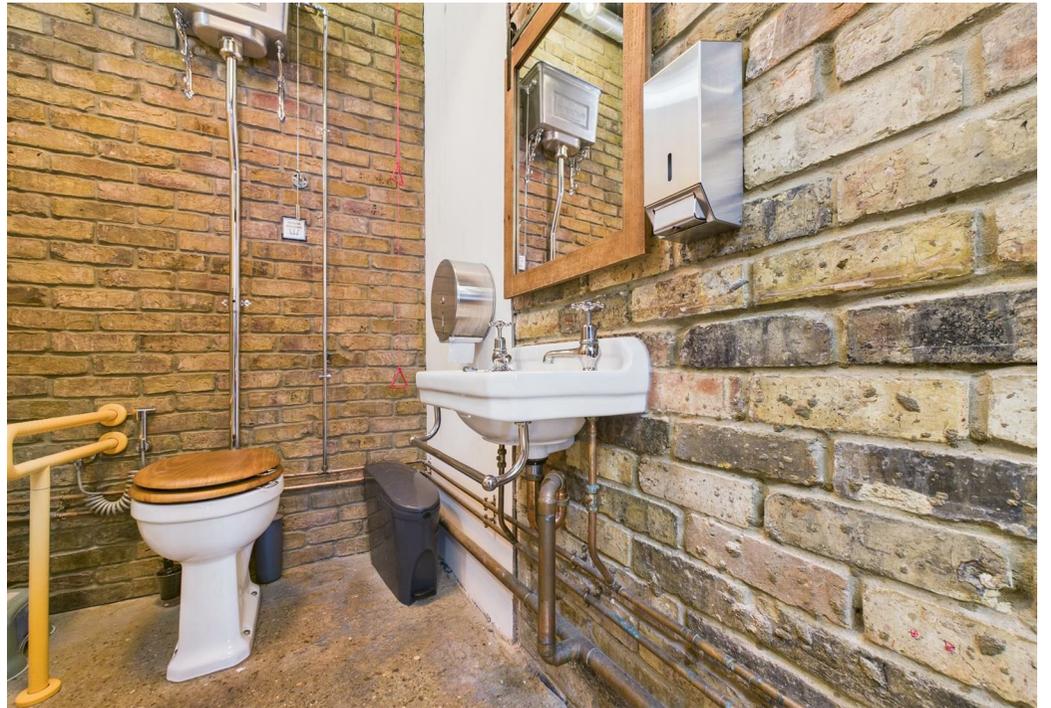
New lease to be offered

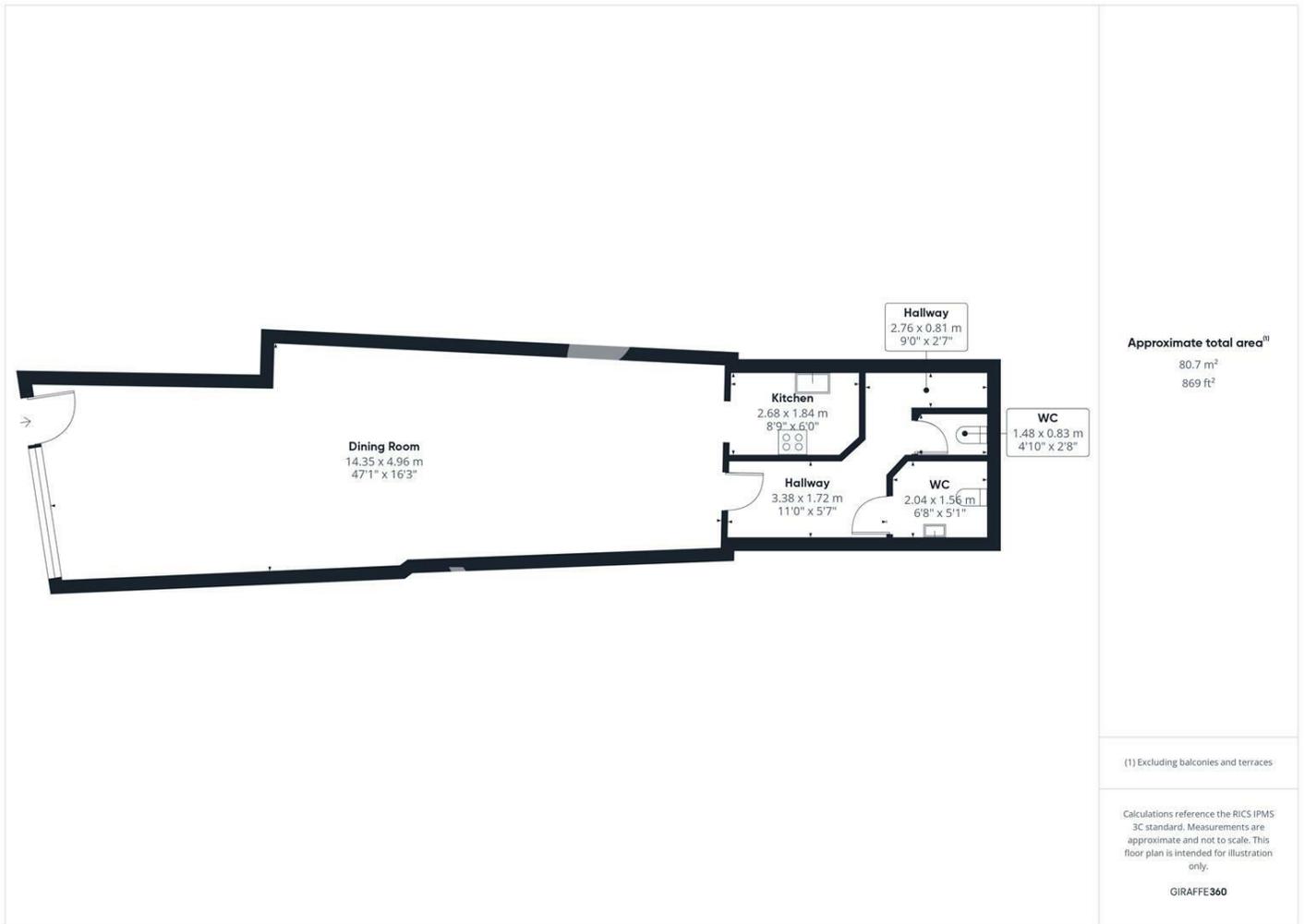
BUISNESS RATES

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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