

# Barking

## 20-24 Ripple Road

Class E Opportunity – Suitable for a variety of uses - Potential to be sub-divided



### Location

The subject property is prominently situated on Ripple Road, within the Barking Central mixed-use development. The opportunity sits at the base of a residential tower block consisting of 136 apartments. The building is located in close proximity to Barking Station and opposite Vicarage Field Shopping Centre.

Located adjacent to **Travelodge** and **Tesco Express**, other nearby occupiers include **JD Sports**, **Holland & Barrett**, **Boots**, **Poundland** and **Iceland**.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

**Ground Floor\***                      **4,984 sq ft**      **463 sq m**

*\*The space can be sub-divided into two units, further detail available upon request.*

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

£120,000 per annum exclusive.

### Rates

<b>Rateable Value</b>	£109,000
<b>Rates Payable</b>	£59,514 p.a.

Interested parties are advised to make their own enquiries through the London Borough of Barking & Dagenham on 020 8215 3000.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

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50 metres



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