

# SHOP TO LET London E15

## UNIT 13

The Stratford Shopping Centre forms the focus of shopping within the town centre, with an average footfall well in excess of 500,000 per week.

Multiple retailers present include New Look, Sainsbury's, POUNDLAND, LIDL, Boots and Peacocks. The unit occupies a prime location close to Costa Coffee and adjoining Holland & Barrett.

### ACCOMODATION

The premises provide the following approximate dimensions and net internal floor areas;

Gross Frontage	18 ft 6 in	5.63 m
Net Frontage	17 ft 10 in	5.44 m
Internal Width	17 ft 10 in	5.44 m
Ground Floor	925 sq ft	85.94 sq m
First Floor	1,018 sq ft	94.58 sq m

### LEASE TERM

The property is available on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

### RENT

£95,000 per annum exclusive.

### SERVICE CHARGE

£10,193 per annum.

### BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£67,500
UBR (2017/18)	£0.479

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8472 1430.

### ENERGY PERFORMANCE CERTIFICATE

The unit has been rated within band D. A copy of the EPC is available on request.

### LEGAL COSTS

Each party to pay their own legal costs.

### SUBJECT TO CONTRACT

October 2017



## 1,943 sq ft / 180.51 sq m

**LUNSONMITCHENALL**  
**020 7478 4950**  
CHARLES HOUSE, 5-11 REGENT STREET  
LONDON, SW1Y 4LR

**PATRICK LIDDELL**  
PatrickL@lunson-mitchenall.co.uk  
020 3328 6792

**Stuart white**  
StuartW@lunson-mitchenall.co.uk  
020 7478 4979

**GCW** 7/10 CHANDOS STREET  
LONDON W1G 9DQ  
**WWW.GCW.CO.UK**  
**020 7408 0030**

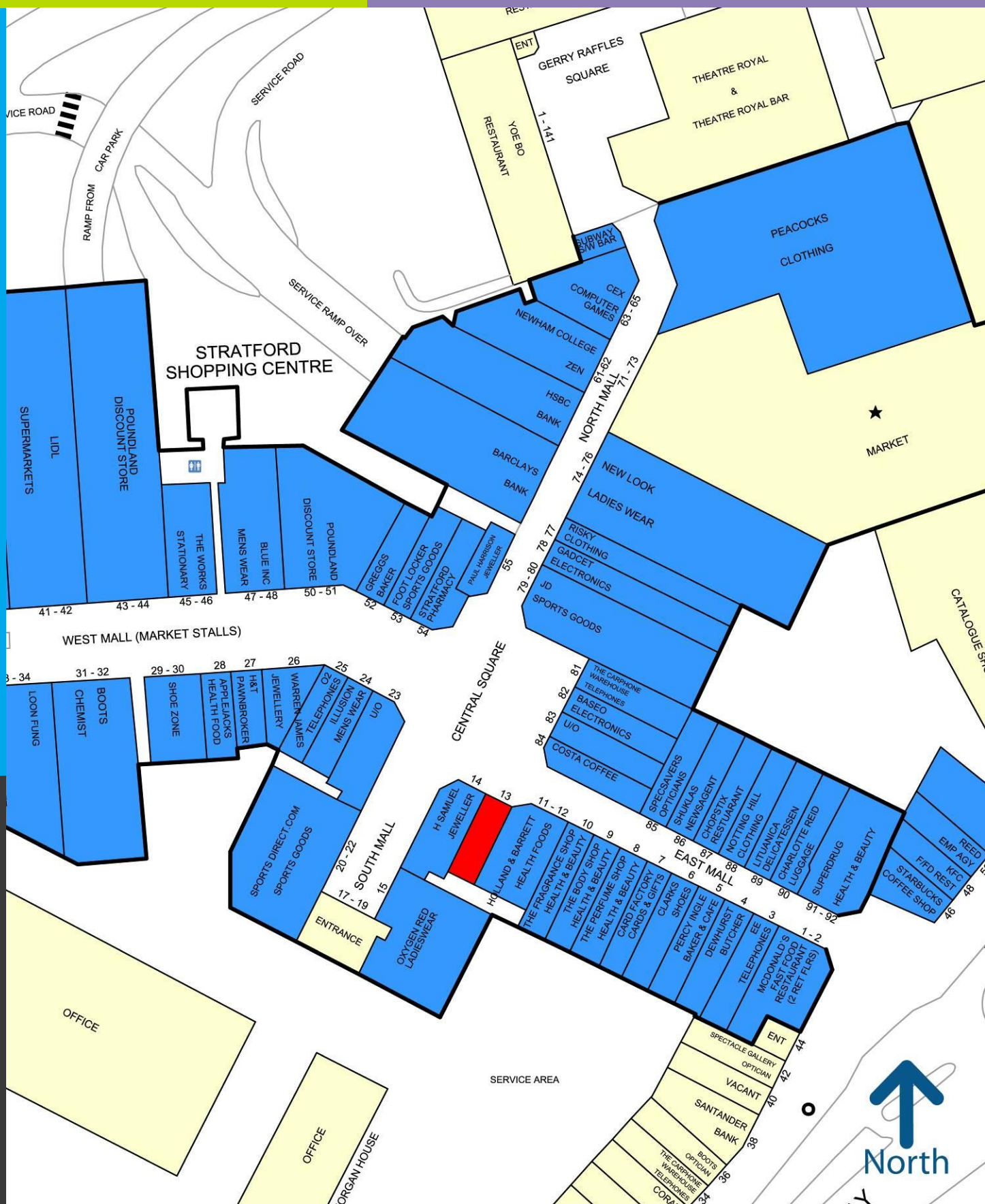
**Duncan Kite**  
duncan.kite@gcw.co.uk  
020 7647 4804

**Philippe Micheal**  
philippe.micheal@gcw.co.uk  
020 7647 4815

# STRATFORD

## SHOPPING

[www.stratfordshopping.co.uk](http://www.stratfordshopping.co.uk)



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordinance Survey Map with the permission of The Controller of Her Majesty's Stationary Office  
 © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire  
 AL9 5BJ Tel: 01707 636901 Fax: 01707 636907.

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent.