

# SHOP TO LET London E15 1XQ

(Available on a temporary basis)

## UNIT 15-16

The Stratford Shopping Centre forms the focus of shopping within the town centre, with an average footfall well in excess of 470,000 per week.

Multiple retailers present include NEW LOOK, SAINSBURY'S, MOTHERCARE, WH SMITH, BOOTS and PEACOCKS. The unit occupies a prime location close to SPORTS DIRECT, H SAMUEL and COSTA COFFEE.

### ACCOMODATION

The premises provide the following approximate internal floor areas;

Ground Floor	3,869 sq ft	359.44 sq m
First Floor	3,650 sq ft	339.09 sq m

### LEASE TERM

The property is available on a new temporary lease for a term to be agreed.

### RENT

Upon application.

### SERVICE CHARGE

£35,328 per annum.

### BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£112,500
UBR (2017/18)	£0.479

Interested parties are advised to contact London Borough of Newham Council on 020 8472 1430 for further information.

### ENERGY PERFORMANCE CERTIFICATE

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

### LEGAL COSTS

Each party to pay their own legal costs.

### SUBJECT TO CONTRACT

April 2017



## 7,519 sq ft / 698.53 sq m



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

**STUART WHITE**  
StuartW@lunson-mitchenall.co.uk  
020 7478 4950



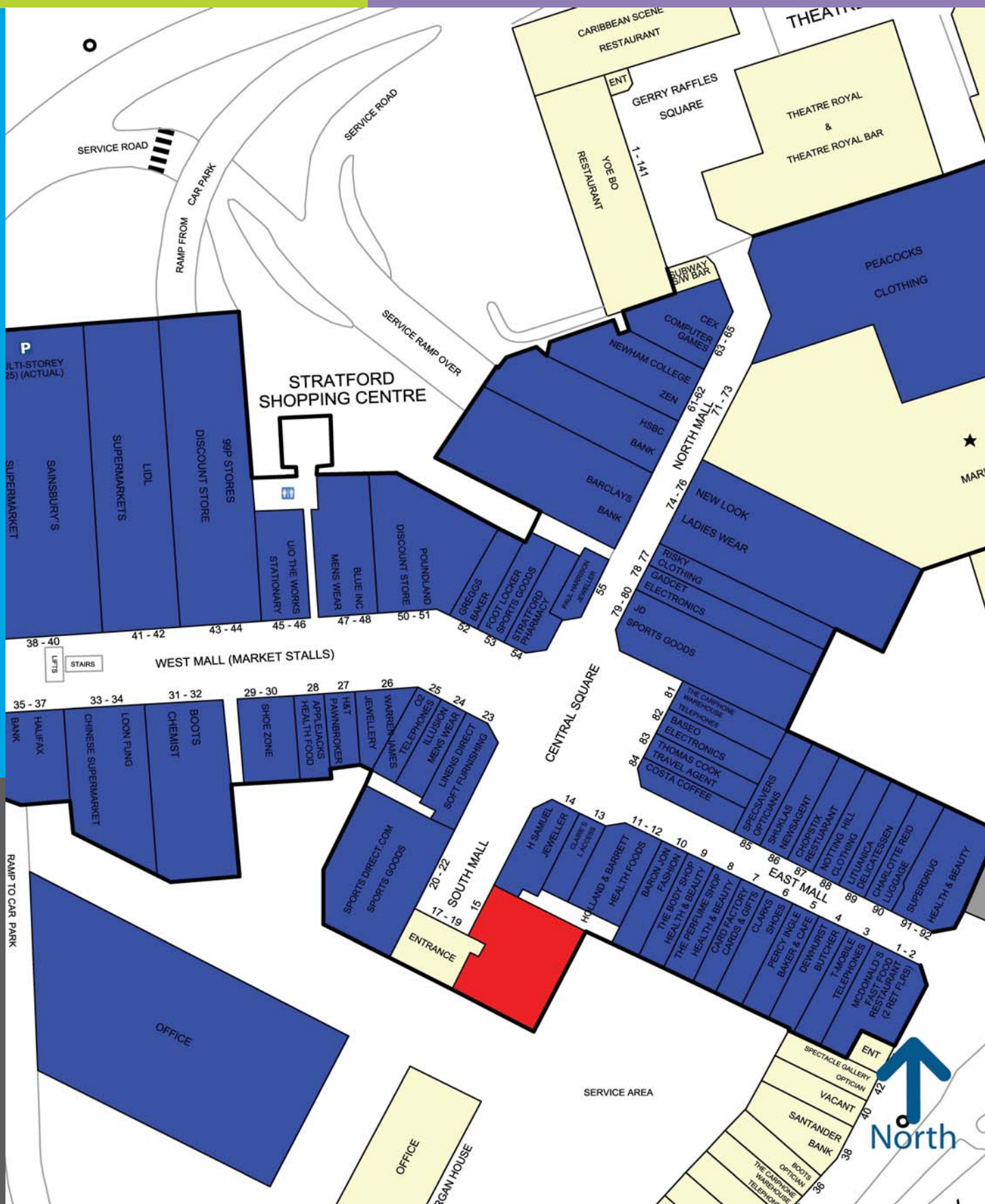
**DUNCAN KITE**  
duncan.kite@gcw.co.uk  
020 7647 4804

**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 Ordnance 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 a 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.