



# RETAIL UNIT TO LET IN EAST HAM

**97 HIGH STREET NORTH, EAST  
HAM, LONDON, E6 1HZ**



## Location:

East Ham is a busy eastern suburb of London. The property is situated in a prime location within the pedestrianised section of High Street North. East Ham Underground Station (District Line) is a short walk from the property.

Nearby multiple occupiers include Primark, Boots, Superdrug, Poundland, JD Sports and Argos, amongst many others.

## Accommodation:

The unit is arranged over a ground floor only and has the following approximate net internal areas:

**Ground Floor:** 1,470 sq. ft. (136.57 m<sup>2</sup>)

## Use:

The retail premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

## Rent:

£55,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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