

SHOP TO LET London E15 1XQ

UNIT 45/46

The Stratford Shopping Centre forms the focus of shopping within the town centre, with an average footfall well in excess of 400,000 per week.

Multiple retailers present include NEW LOOK, SAINSBURY'S, PEACOCKS, JD SPORTS, BOOTS and SPORTS DIRECT. The unit occupies a prime location close to 99P STORES, BLUE INC and POUNDLAND.

ACCOMODATION

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

Gross Frontage	29 ft 6 in	8.99 m
Net Frontage	27 ft 11 in	8.52 m
Shop Width	27 ft 7 in	8.42 m
Shop Depth	72 ft 10 in	22.21 m
Ground Floor	1,764 sq ft	163.88 sq m
First Floor	1,248 sq ft	115.94 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

£160,000 per annum exclusive.

SERVICE CHARGE

£16,070 per annum.

BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£120,000
UBR (2015/16)	£0.493

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

January 2015



3,012 sq ft / 279.82 sq m



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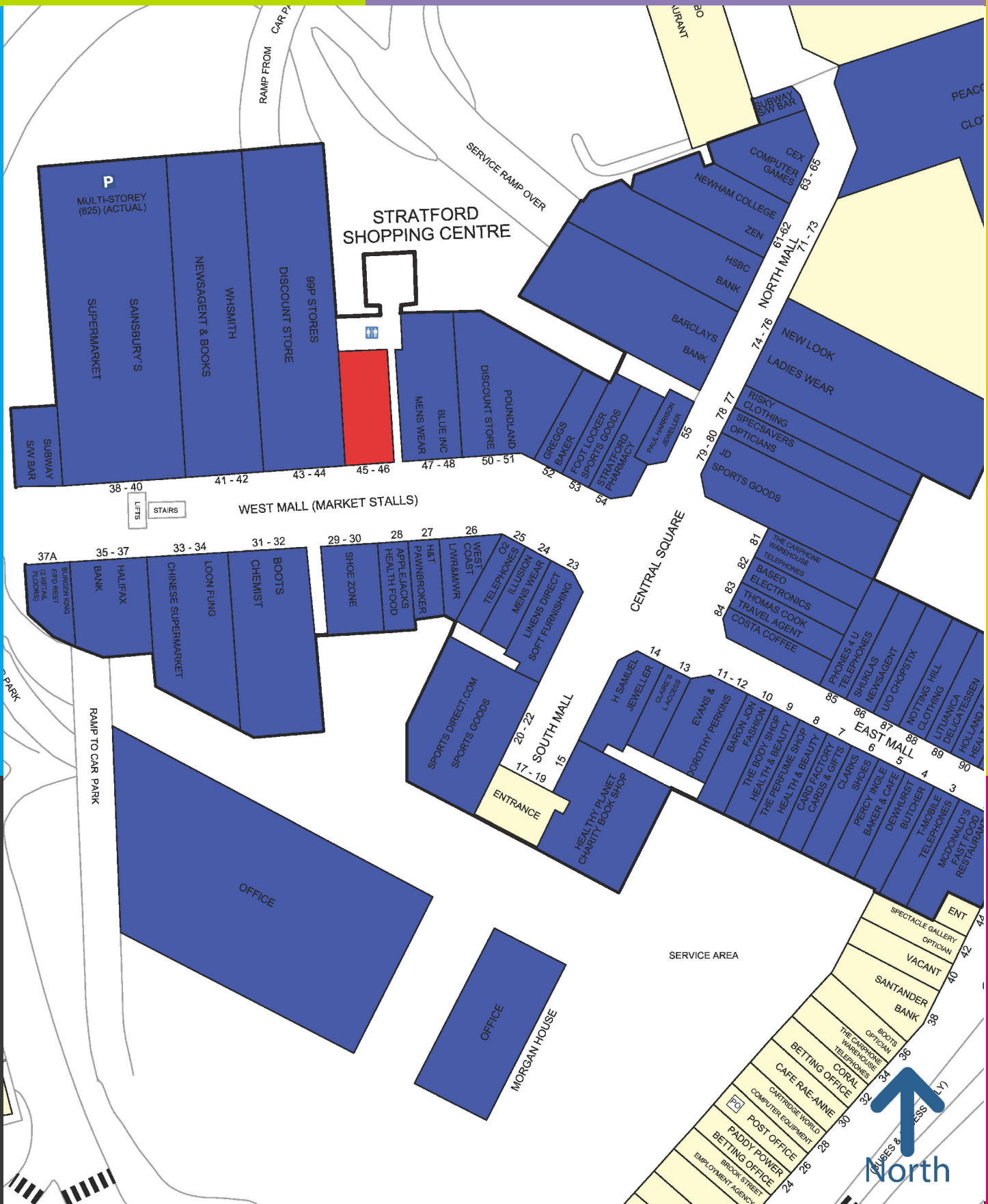


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STRATFORD SHOPPING

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