

# PRIME OPPORTUNITY AVAILABLE

## WESTFIELD STRATFORD CITY, Ground Floor, Unit SU1066a



### Key Features

- PRIME PITCH
- RARE OPPORTUNITY AVAILABLE

### Viewing

By appointment via this office:

**James Keany**

t: +44 20 7182 2861

m: +44 7764 348 681

e: [james.keany@cbre.com](mailto:james.keany@cbre.com)

### CBRE Limited

Henrietta House, Henrietta Place  
London W1G 0NB

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 01-Feb-2017

### Location

The subject property is located in a prime pitch on the ground floor of Westfield Stratford Shopping Centre. The property benefits from adjoining **Urban Outfitters** and **Armani Jeans** and being nearby a number of other multiple retailers including **Superdry**, **Hugo Boss** and **Lacoste**.

A tenant plan is on the reverse of these particulars.

### Description

The property is arranged over Ground floor only with the following approximate floor areas and dimensions:

### Accommodation

Gross Frontage	7.8 m	25 ft 6 ins
Ground Floor Sales	88.72 sq m	901 sq ft
Ground Floor Ancillary	21.67 sq m	233 sq ft
<b>Total</b>	<b>110.39 sq m</b>	<b>1,134 sq ft</b>

### Tenure

The premises are held on a 10 year lease from 1<sup>st</sup> October 2014 at a passing rental of **£150,000** per annum exclusive. Subject to five yearly rent reviews.

**The tenant has the option to terminate the lease on 1<sup>st</sup> October 2019.**

### Terms

Incentives are available subject to covenant status.

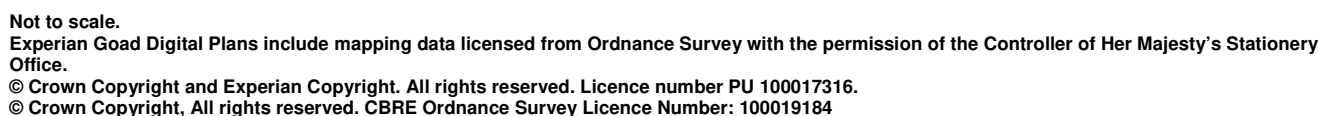
### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £131,000 and the rates payable are £65,107 pa. The UBR for 2016/2017 is 49.7p. The estimated Rateable Value for 2017/2018 is £148,000 pa. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

An EPC can be made available on request.

**WESTFIELD STRATFORD CITY, Ground Floor,  
Unit SU1066a**



CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

