PRIME RETAIL UNIT TO LET

104-106 Broadway, Stratford, E15 1NG

- Prime trading location on Broadway
- Well configured retail unit

LOCATION

Stratford is located within the London Borough of Newham, which has a resident population of 310,000. It is located 5 miles north east of Central London, 2 miles north of Docklands and 2 miles south of Leytonstone.

The subject property is located in close proximity to the Stratford Shopping Centre, which benefits from an average footfall per annum of 24 million. It is also situated close to the Performing Arts Centre and the Stratford Theatre, which together with the Arthouse Cinema form the centre of cultural activities in the Borough.

Other retailers in the vicinity include Wilkinson, Poundstretcher, Peacocks, Argos, Nandos and Starbucks.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 245.9 sq m 2,647 sq ft Basement Ancillary: 200.9 sq m 2,163 sq ft

RENT

£85,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) - £88,000

Interested parties should verify these figures with Newham Council (0208 430 2000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

SUBJECT TO VACANT POSSESSION

7-8 Conduit Street London, W1S 2XF 020 7182 7480 www.fawcettmead.co.uk Fawcett Mead

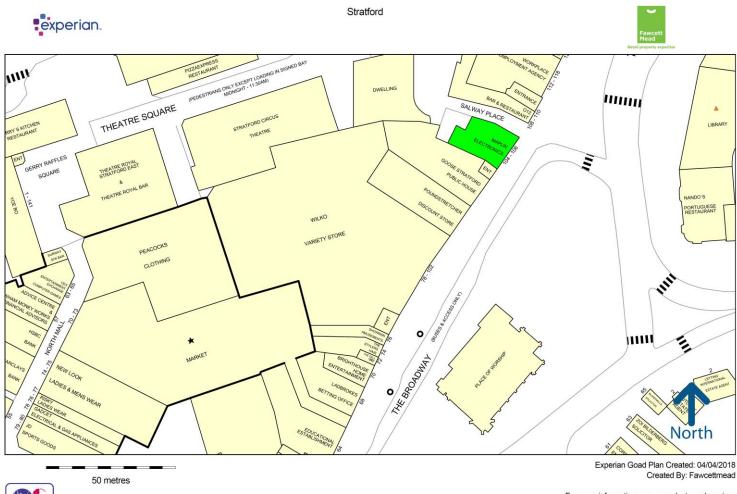


INSPECTIONS Viewing is strictly by appointment with:

Nick Carvey 020 7182 7493 nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession

104-106 Broadway, Stratford, E15 1NG





Copyright and confidentiality Experian, 2017. Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.