

# TO LET

## Dobbin & Sullivan

Chartered Surveyors, Est 1991

### SOUGHT AFTER LOCATION

**29-31 LEYTONSTONE ROAD,  
STRATFORD,  
LONDON,  
E15 1JA**

**GROSS INTERNAL AREA      117.33 m<sup>2</sup>/ 1,263.4sq.ft**



- **SHOP AVAILABLE TO LET IN STRATFORD**
- **VIRTUALLY OPPOSITE MARYLAND RAILWAY STATION**
- **SUITABLE FOR A1/A2 USES**
- **ATTRACTIVE RENT AND AVAILABLE ON NEW LEASE**
- **NO PREMIUM**

Chartered Surveyors  
& Commercial Property  
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<b>LOCATION:</b>	<p>Stratford forms part of the London borough of Newham and situated 6 miles north east of central London and north of London docklands. Stratford is the location of the London Olympic park and is currently experiencing inward regeneration/investment with expansion and growth of businesses and property values linked to the 2012 summer Olympics. The subject property is situated on the northside of Leytonstone road, which is opposite Maryland railway station (2minutes to Stratford station and less than 10 mins to London Liverpool street station) The property is less than 1 mile from Westfield shopping Centre and approx. 0.75m from Stratford shopping Centre and railway station.</p> <p>Stratford has now become one of the premier transport hubs of the London transport system with excellent rail, tube and bus links. At Stratford station you will have access to Dockland Light Railway, central line, Jubilee line and London Over-ground services Stratford International station links Stratford with stations to the South East of London via high speed bullet trains. Elizabeth Line (Cross Rail) is due to open in 2019. Maryland is a busy local retail Centre situated in a densely populated area with a range of local retailers and eateries.</p>
<b>DESCRIPTION:</b>	The subject property comprises of a lock up shop forming part of a two storey building. The commercial unit currently trading as a bookmakers is mainly open plan with disabled WC and customer toilets to the rear. The unit also benefits from a small yard accessed via a separate rear back door.
<b>ACCOMMODATION:</b>	Retail Ground Floor Open Plan Unit -GIA -117.33m <sup>2</sup> / 1263sq.ft.
<b>LEASE:</b>	A new proportional Full Repairing and Insuring Lease for a term to be agreed.
<b>RENT:</b>	£28,500 pax
<b>EPC :</b>	Energy Performance Certificate Rating - (E) 20
<b>BUSINESS RATES</b>	<p>Billing Authority London Borough of Newham</p> <p>Rates payable: (2019/2020) - £16,380 per annum</p> <p>(Based upon Rateable Value: £32,500 and UBR 50.4p)</p>
<b>LEGAL COSTS:</b>	Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.
<b>VIEWING:</b>	Strictly by appointment through the joint sole agent:



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