



249-251 Green Street, London, E7 8LJ

SUMMARY

Commencing rental of £30,000 - £57,000 per annum

Commercial retail units

Suitable for various businesses (STP)

First class trading location

Affluent commuter town

Total area of approximately 5000 sqft

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Unit 1	126.4	1360.1
Ground	Unit 2	77.2	830.7
Ground	Unit 3	72.6	781.2
Basement	Unit 3	92.9	Circa 1000
Ground	Unit 4	100.3	1079.2
	Total Area	469.4 sqm	5051.2 sqft

LOCATION

The property is in an excellent location in the heart of East London situated within the London Borough of Newham. The property is situated on Green Street, which provides direct access to Westfield Stratford City, A12 and A406. Several bus routes pass along this premise.

Upton Park London Underground Station is 7 minute walk from the units. There are several other train stations in the vicinity providing ease of transport.

Other nearby occupiers include: Barclays, Paddy Power, Tesco Metro and Ladbrokes. There is also a selection of local independent retailers, café and restaurants.

DESCRIPTION

The property comprises four ground floor retail shops. The property forms part of a busy parade of shops on one of the principal town centre shopping street. The property benefits from its location in an attractive listed building.

Three shops are accessed via Green Street and one via Woodstock Road. Unit 3 has a large basement of approximately 1000sqft in addition to the return frontage on to Woodstock Road.



TENURE

Rental:

- Unit 1 £52,000 per annum
- Unit 2 £45,000 per annum
- Unit 3 £57,000 per annum
- Unit 4 £30,000 per annum

VAT

To be confirmed

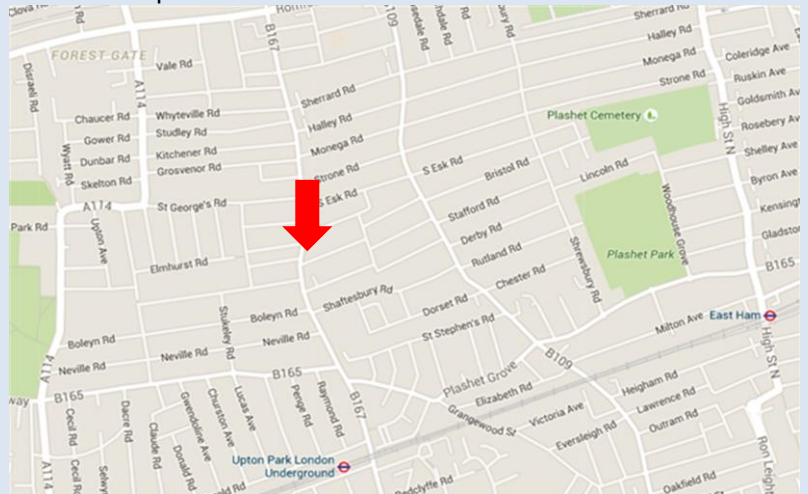
BUSINESS RATES

To be confirmed

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8430 2000.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.

Location map



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
 E-mail: ankur@monarchcommercial.co.uk

Gaurav Sarna - 0208 569 8500
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