

SHOP TO LET London E15 1XQ

UNIT 78

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**, **99P STORES**, **WH SMITH**, **BOOTS** and **PEACOCKS**. The unit occupies a prime location opposite **BARCLAYS BANK** and adjoining **JD SPORT**.

ACCOMODATION

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

Gross Frontage	17 ft 6 in	5.33 m
Net Frontage	17 ft	5.19 m
Internal Width	17 ft	5.19 m
Ground Floor	1,214 sq ft	112.78 sq m
First Floor	892 sq ft	82.87 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

£77,500 per annum exclusive.

SERVICE CHARGE

£11,493 per annum.

BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£59,500
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 D. A copy of the EPC is available on request.

LEGAL COSTS

Each party to pay their own legal costs.

SUBJECT TO CONTRACT

December 2014



2,106 sq ft / 195.65 sq m

LUNSONMITCHENALL

020 7478 4950

CHARLES HOUSE, 5-11 REGENT STREET
LONDON, SW1Y 4LR

BEATRICE FAIRLEY

BeatriceF@lunson-mitchenalLco.uk
020 7478 4982

STUART WHITE

StuartW@lunson-mitchenalLco.uk
020 7478 4979



7/10 CHANDOS STREET
LONDON W1G 9DQ

WWW.GCW.CO.UK

020 7408 0030

DUNCAN KITE

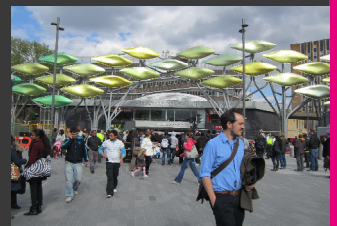
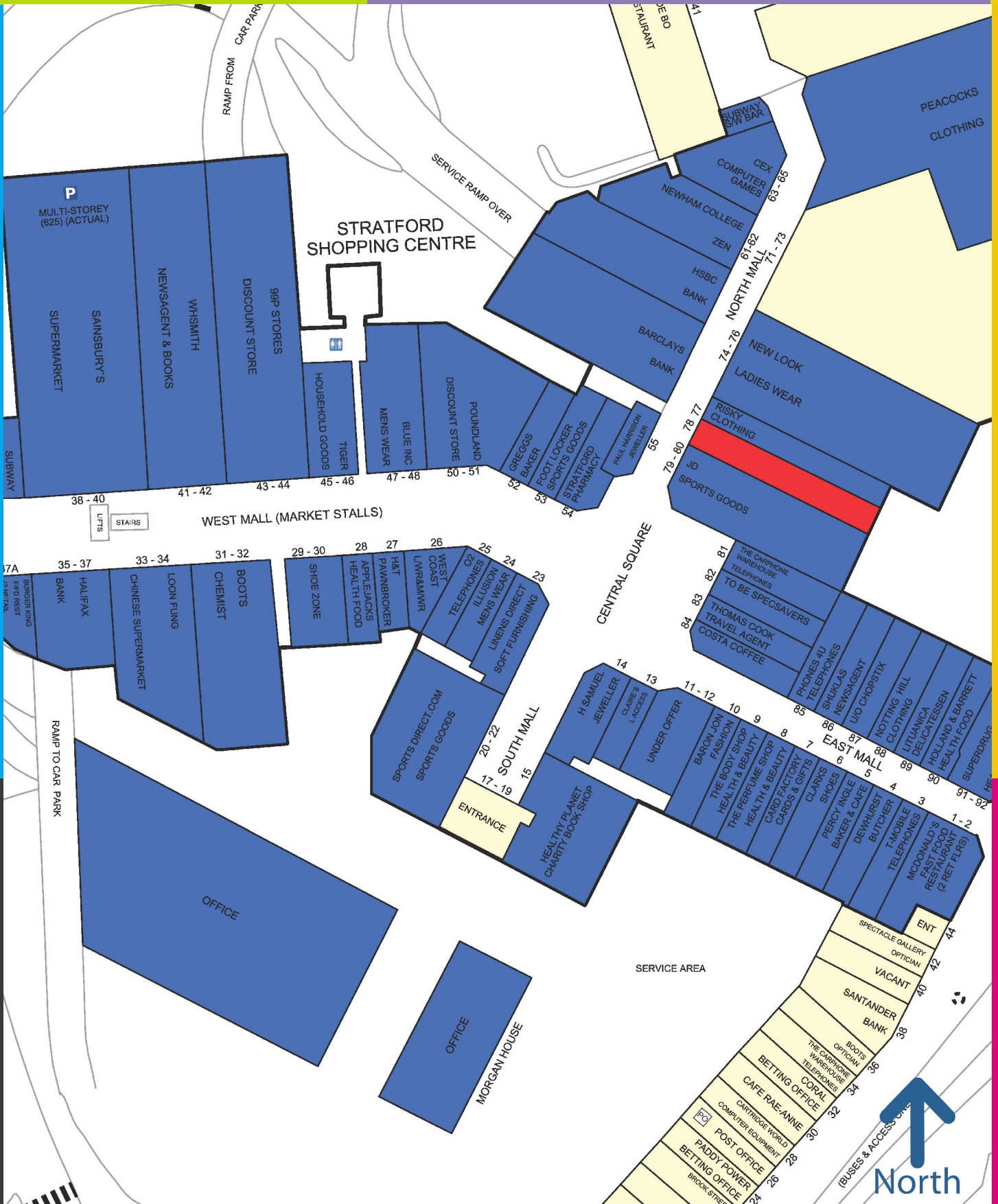
duncan.kite@gcw.co.uk
020 7647 4804

PHILIPPE MICHEAL

philippe.micheal@gcw.co.uk
020 7647 4815

STRATFORD SHOPPING

www.stratfordshopping.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into a electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire AL9 5BJ Tel: 01707 636901 Fax: 01707 636907.

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent.