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# WESTFIELD STRATFORD

LONDON

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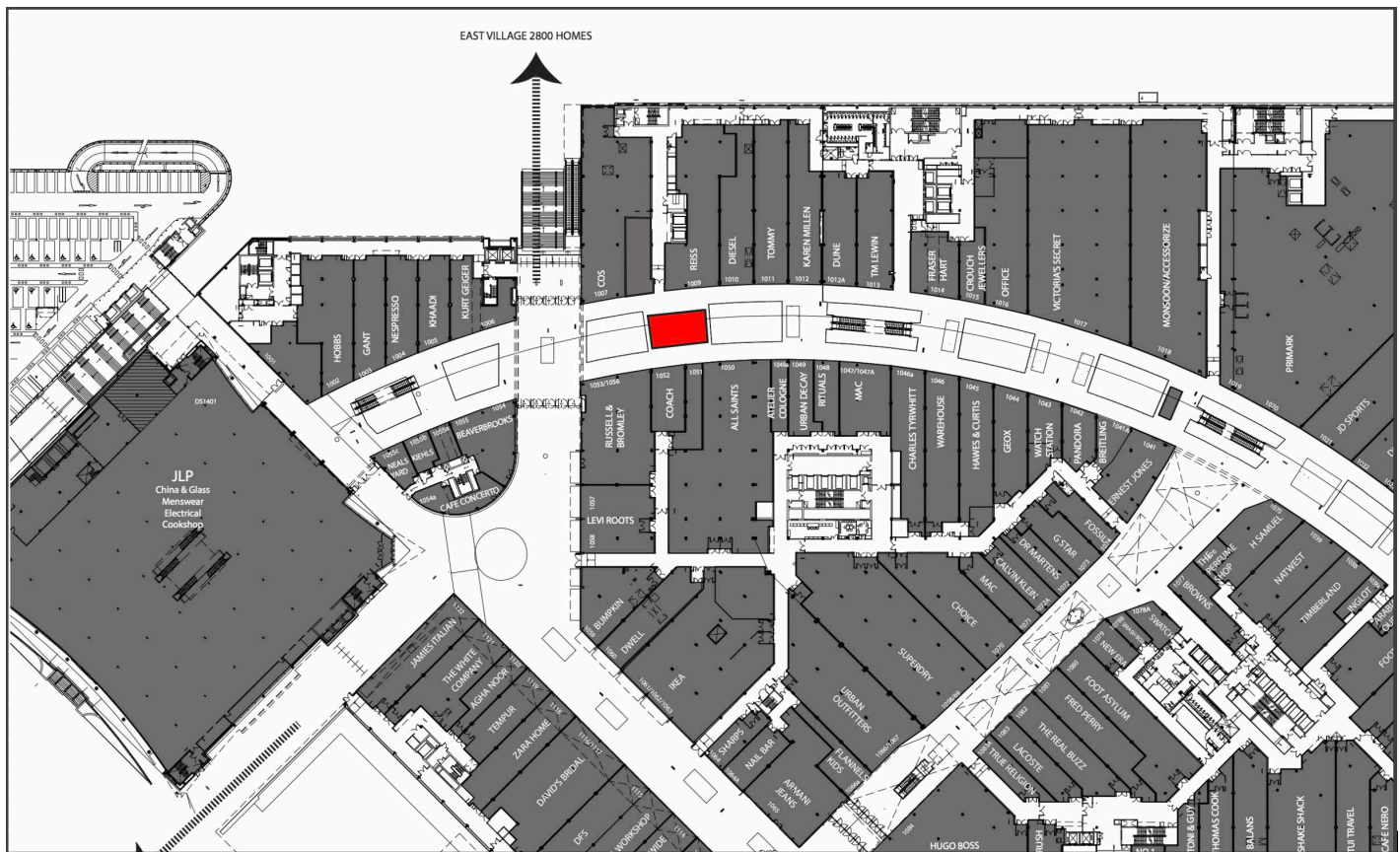
KIOSKS K8/K9 GROUND FLOOR

E20 1EH



PROMINENT A3/A4 MALL SITE LEASE AVAILABLE ON ASSIGNMENT  
STAFF UNAWARE

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## LOCATION

These premises are located in a highly prominent position on the central concourse of the ground floor of Westfield Stratford. The centre is one of the largest shopping centres in the UK and recorded a footfall in excess of 47 million people in 2016. Adjacent occupiers include **Reiss, L'Occitane, Diesel, All Saints, COS, Coach and Russell & Bromley.**

## ACCOMODATION

The premises are arranged over ground floor only providing the following approximate floor areas:

Ground floor	1,001 sq ft	92.99 sq m
Remote storage	485 sq ft	45.06 sq m

Floor plans are available on request.

## LEASE

The property is held on a 15 year lease expiring 30th June 2026 contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. There is a tenant only break clause on 1st July 2021 on providing 12 months written notice.

## RENT

The current passing rent is £120,000 per annum exclusive or 10% of turnover, whichever is higher.

## SERVICE CHARGE

The current on account service charge is approximately £33,000 per annum.

## PREMIUM

Offers are invited for our clients leasehold interest.

## VAT

VAT may be chargeable on the terms quoted.

## RATES

The Local Authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£116,000
UBR 2018/19	49.7p
Rates Payable	£57,652 pa

Interested parties are advised to verify the above figures for themselves with the local authority.

## EPC

An EPC is available on request.

## VIEWING

The onsite staff are not aware of the impending disposal so all viewings are strictly by prior appointment through the sole retained agents:

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