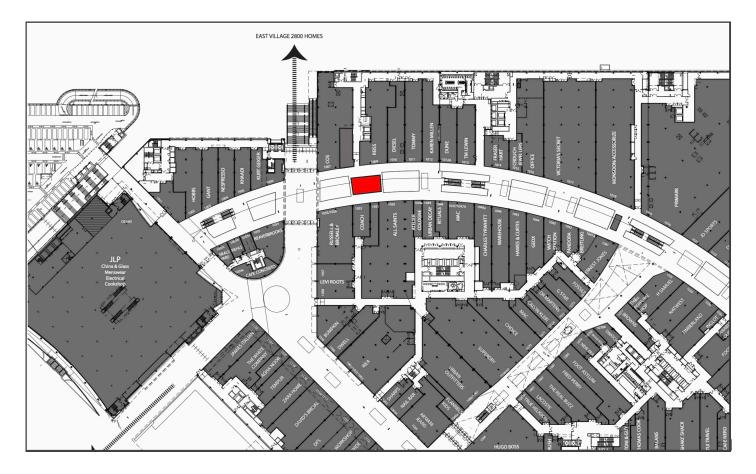
WESTFIELD STRATFORD

LONDON

KIOSKS K8/K9 GROUND FLOOR E20 IEH



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



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 $\pounds120,000$ per annum exclusive or 10% of turnover, whichever is higher.

SERVICE CHARGE

The current on account service charge is approximately \pounds 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:

HUGO NOBLE 020 7183 0589

hn@bcretail.co.uk

16 Ingestre Place London W1F0JJ www.bcretail.co.uk



NICK FURLONG

020 7183 0584

nf@bcretail.co.uk

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. SUBJECT TO CONTRACT & VACANT POSSESSION