

# SHOP TO LET London E15 1XQ

## UNIT 11/12

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, JD SPORTS, WH SMITH, BOOTS and PEACOCKS. The unit occupies a prime location close to COSTA COFFEE, CLAIRE'S ACCESSORIES and THE BODY SHOP.

### ACCOMODATION

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

Gross Frontage	40 ft 5 in	12.32 m
Net Frontage	37 ft 8 in	11.48 m
Internal Width	36 ft 3 in	11.05 m
Ground Floor	2,045 sq ft	189.99 sq m
First Floor	2,399 sq ft	222.87 sq m

### LEASE TERM

The property is available on a new lease for a term to be agreed, subject to 5 yearly rent reviews. Subject to the Landlord obtaining vacant possession.

### RENT

£180,000 per annum exclusive.

### SERVICE CHARGE

£23,219 per annum.

### BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£160,000
UBR (2014/15)	£0.482

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

May 2014



## 4,444 sq ft / 412.90 sq m



**BEATRICE FAIRLEY**  
BeatriceF@lunson-mitchenall.co.uk  
020 7478 4982

**STUART WHITE**  
StuartW@lunson-mitchenall.co.uk  
020 7478 4979



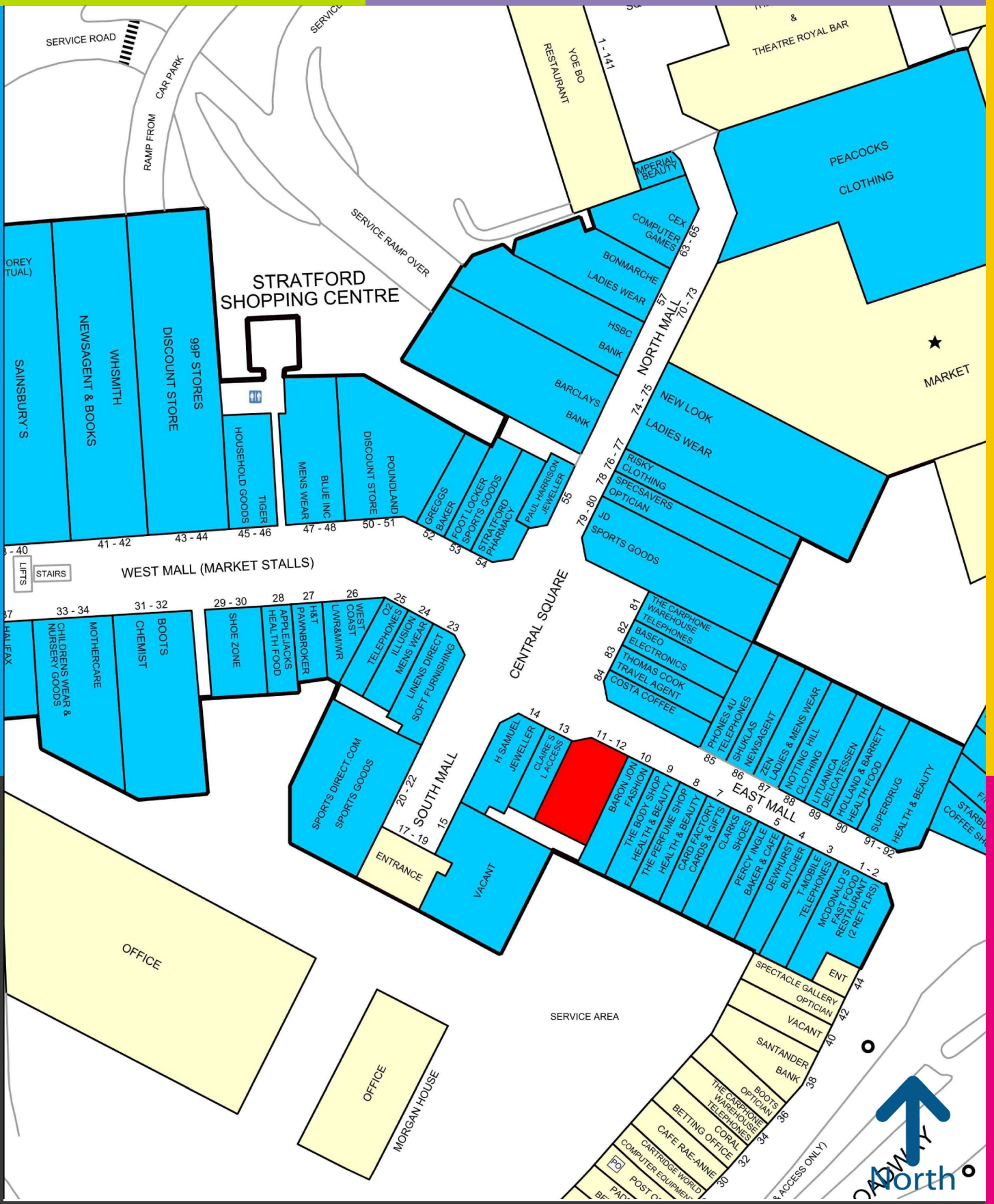
**DUNCAN KITE**  
duncan.kite@gcw.co.uk  
020 7647 4804

**PHILIPPE MICHEAL**  
philippe.micheal@gcw.co.uk  
020 7647 4815

# STRATFORD

## SHOPPING

[www.stratfordshopping.co.uk](http://www.stratfordshopping.co.uk)



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