

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

4 THE BROADWAY, LONDON, E15 4QS

1,647 sq ft (up to 153.01 sq m)



- **CENTRAL STRATFORD LOCATION**
- **REAR LOADING ACCESS**
- **EXCELLENT TRANSPORT LINKS**
- **WITHIN 200 METRES OF STRATFORD CENTRE**
- **A1 RETAIL - OTHER USES SUBJECT TO PERMISSIONS**

Chartered Surveyors
& Commercial Property
Consultants

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Rent Reviews

Valuations

Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that:

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

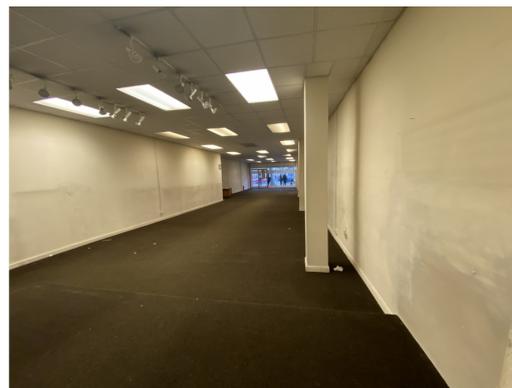
Summary

Large retail unit in central Stratford location.

Location

The premises is located on the Broadway in Stratford within a few hundred metres of access to Stratford Centre. Local operators include Starbucks and NatWest as well as popular local restaurants and cafes. Westfield Shopping Centre is approximately 0.4 miles away with a number of national retailers, bars and restaurants. The open spaces and facilities of the Olympic Park lie within 0.5 miles.

Stratford Station is 0.2 miles away with services on Jubilee, Central, DLR and London overground. Additionally, there are national and international services running from Stratford International.



Availability

Floor / Unit	Description	Size	Availability
G	Sales Area	1,600 sq ft	Available
G	Kitchen	47 sq ft	Available

Description

The unit is a large open sales area exclusively on the ground floor. There is a full width glass frontage on to the Broadway with double access doors to the right hand side, there is also a rear access for loading. To the rear of the unit there is a single WC and small kitchenette area. Currently the property has tiled carpets, suspended ceiling with strip lighting and plastered walls.

Lease

A new lease is available for a term to be agreed directly from the landlord, the London Borough of Newham.

Legal Costs

The incoming tenant to pay the Council's agency fees prior to completion at 10% of headline rent, subject to VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,500 subject to confirmation.

Viewings

Strictly by appointment only through the landlords sole agent, Dobbin and Sullivan.

Rent

£47,500 per annum exclusive

Business Rates

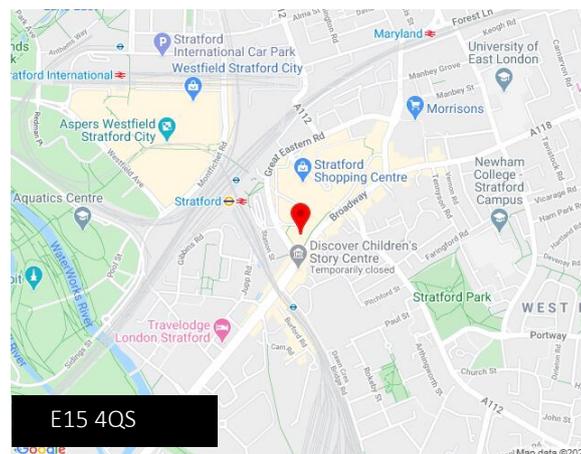
Rates Payable: £22,554 per annum

(based upon Rateable Value: £44,750 and UBR: 51.2p)

We recommend any incoming tenant make their own enquiries to the local authority.

Energy Performance Rating

Available on request



Contacts & Enquiries

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