

# A1/A3 SHOP TO LET London E15 1XQ

(subject to planning) - AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

## UNIT 83

The Stratford Shopping Centre forms the focus of shopping within the town centre, with an average footfall well in excess of 470,000 per week.

Multiple retailers present include NEW LOOK, SAINSBURY'S, POUNDLAND, LIDL, BOOTS and PEACOCKS. The unit occupies a prime location adjoining COSTA COFFEE and close to CARPHONE WAREHOUSE.

### ACCOMODATION

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

Gross Frontage	18 ft 6 in	5.63 m
Net Frontage	17 ft 10 in	5.44 m
Internal Width	17 ft 10 in	5.44 m
Ground Floor	1,248 sq ft	115.94 sq m
First Floor	870 sq ft	80.83 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

£110,000 per annum exclusive.

### SERVICE CHARGE

£9,948 per annum.

### BUSINESS RATES

The premises are assessed as follows:-

Rateable Value	£100,000
UBR (2017/18)	£0.479

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 E. A copy of the EPC is available on request.

### LEGAL COSTS

Each party to pay their own legal costs.

### SUBJECT TO CONTRACT

June 2017



## 2,118 sq ft / 196.77 sq m

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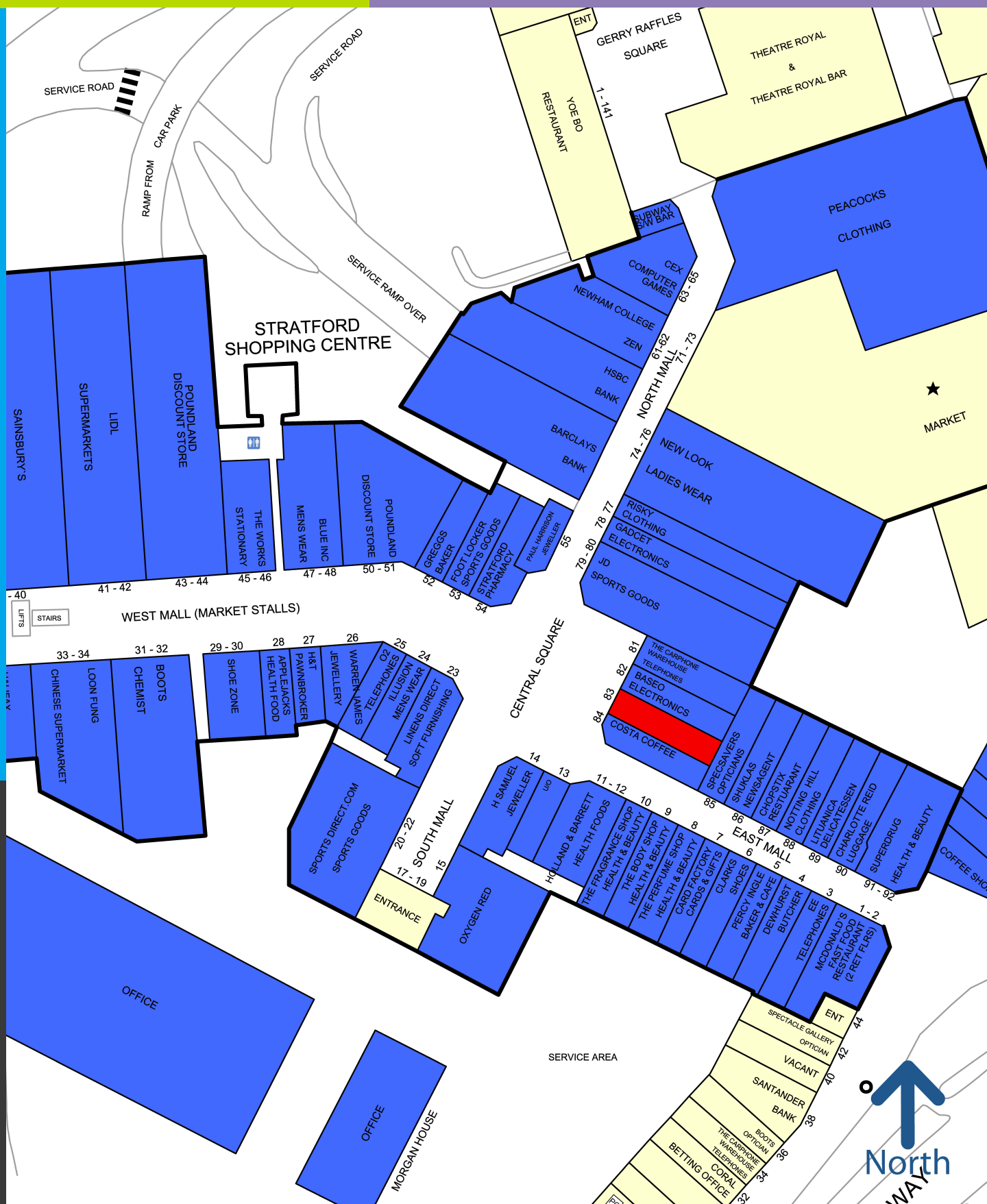
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# STRATFORD

## SHOPPING

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



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