



SW
Sanderson
Weatherall

FOR SALE
Freehold

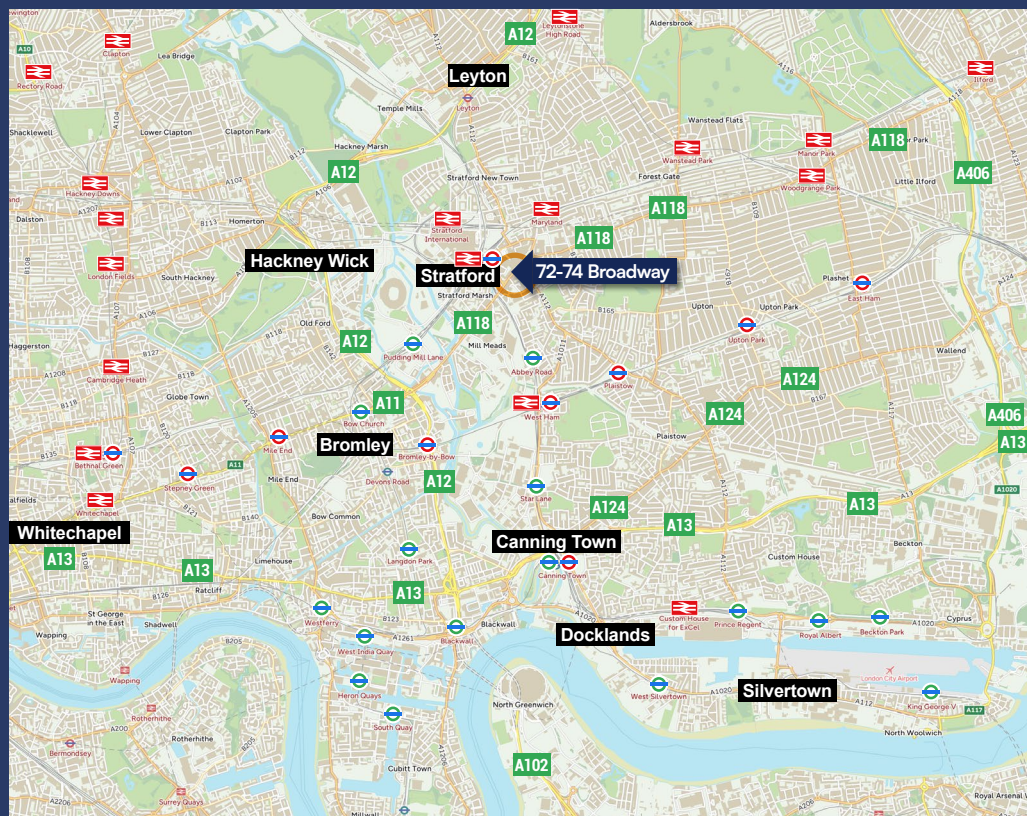
- Fully let income producing investment, generating **£72,500 pa**
- Potential to create additional storey(s)
- Conversion/refurbishment opportunity of upper floor office

/// [admit.trace.blues](https://www.admit.trace.blues.com)

72 - 74 Broadway | Stratford | London | E15 1NG

[sw.co.uk](https://www.sw.co.uk)

Location



Stratford is located approximately 6 miles (10 km) north-east of Central London. The town adjoins Leyton to the west, West Ham to the east, and Bow to the south and is served by the London Underground (Jubilee and Central lines), the London Overground, the Docklands Light Railway (DLR), and National Rail services.

The property fronts directly onto Broadway (A118), in the centre of Stratford.

The entrance to the Stratford Centre is approximately 100 metres immediately to the southwest. The Stratford Centre houses both an indoor market and shopping centre where there are numerous national retailers.

Description



The property is a part two and three-storey terraced building, arranged to provide two commercial retail units at ground floor and office accommodation arranged over first and second floors. The office accommodation is vacant and can currently only be accessed via 72 Broadway.

We understand that both commercial units benefit from **Class E use**.

Both units are let producing an aggregate income of **£72,500 per annum**.

 admit.trace.blues



Contacts



**Sanderson
Weatherall**

Viewings-Strictly by
prior appointment with:

Michael Vaughan

07518 902 315

michael.vaughan@sw.co.uk

Alexander Blanning

07593 819 929

alexander.blanning@sw.co.uk

Peter Loveday

07511 050 457

peter.loveday@sw.co.uk

Sanderson Weatherall LLP

4th floor

87-88 Bartholomew Close
London, EC1A 7BL

Office: 0207 851 2100

Tenancy Details

72 Broadway – let on a repairing and insuring lease to **The Cell City London Limited** for a term of five years from 01/04/22 to 31/03/27 at a rent of **£32,500 per annum**.

74 Broadway – let on a repairing and insuring lease to **The Stylers Stratford Limited** for a term of years from 01/07/21 to 14/07/26 at a rent of **£40,000 per annum**.

Sections 24-28 of the Landlord and Tenant Act 1954 are excluded from both leases.



Proposal

Offers are being sought in excess of **£1,200,000 [One Million Two Hundred Thousand Pounds]**, reflecting a Gross Initial Yield of approximately **6%**.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves 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 Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. **June 2025.**