



6 Broadway, London, E15 4QS

Busy high street shop located in the heart of Stratford with first floor space, suitable for Class E use.

- Strong transport links to Jubilee Line, Central Line & DLR
- Rear access ideal for loading and deliveries
- Roller shutters added for security
- High street frontage in close proximity to local and national retailers

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Summary

Available Size	1,934 sq ft
Rent	£47,000 per annum
Rates Payable	£14,970 per annum
Rateable Value	£30,000
BER Rating	C (55)

Description

The property is a lock up shop accommodating a ground and first floor. It has a modern shop frontage which is protected by roller shutters. The layout has been arranged by partitions and can be easily adapted. The property has a suspended ceiling with PIR lighting. There is a WC on the ground floor and separate male and female toilets on the first floor. The first floor is also fitted with a kitchen and provides useful space in addition to the ground floor sales area. All uses under the E class will be considered.

Location

Situated on the north side of Broadway within 100 metres of Stratford Town Centre, Stratford Shopping Centre and station Main Line (Jubilee Line, Central Line and DLR, Elizabeth Line) which is adjacent to the new Westfield Shopping Centre. The property is also close to the Olympic Park, where surrounding areas have been recently regenerated. The shop is situated in a busy high street with many national retailers nearby including Santander Bank, Paddy Power, McDonalds and Starbucks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	1,016	94.39
1st - Commercial space	918	85.28
Total	1,934	179.67

Lease

A new FRI lease for a term to be agreed.

Legal Costs

The ingoing tenant to pay the Council's agency fees prior to completion at 10% of the agreed annual rent. This is subject to VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £976 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

Nick Robinson MRICS
020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Reuben Reid-Williams MRICS
020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

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