

PRIME RETAIL UNIT TO LET

104-106 Broadway, Stratford, E15 1NG

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on Broadway
- Well configured retail unit

LOCATION

Stratford is located within the London Borough of Newham, which has a resident population of 310,000. It is located 5 miles north east of Central London, 2 miles north of Docklands and 2 miles south of Leytonstone.

The subject property is located in close proximity to the Stratford Shopping Centre, which benefits from an average footfall per annum of 24 million. It is also situated close to the Performing Arts Centre and the Stratford Theatre, which together with the Arthouse Cinema form the centre of cultural activities in the Borough.

Other retailers in the vicinity include **Wilkinson, Poundstretcher, Peacocks, Argos, Nandos** and **Starbucks**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	245.9 sq m	2,647 sq ft
Basement Ancillary:	200.9 sq m	2,163 sq ft

RENT

£85,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) - £88,000

Interested parties should verify these figures with Newham Council (0208 430 2000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

SUBJECT TO VACANT POSSESSION



INSPECTIONS

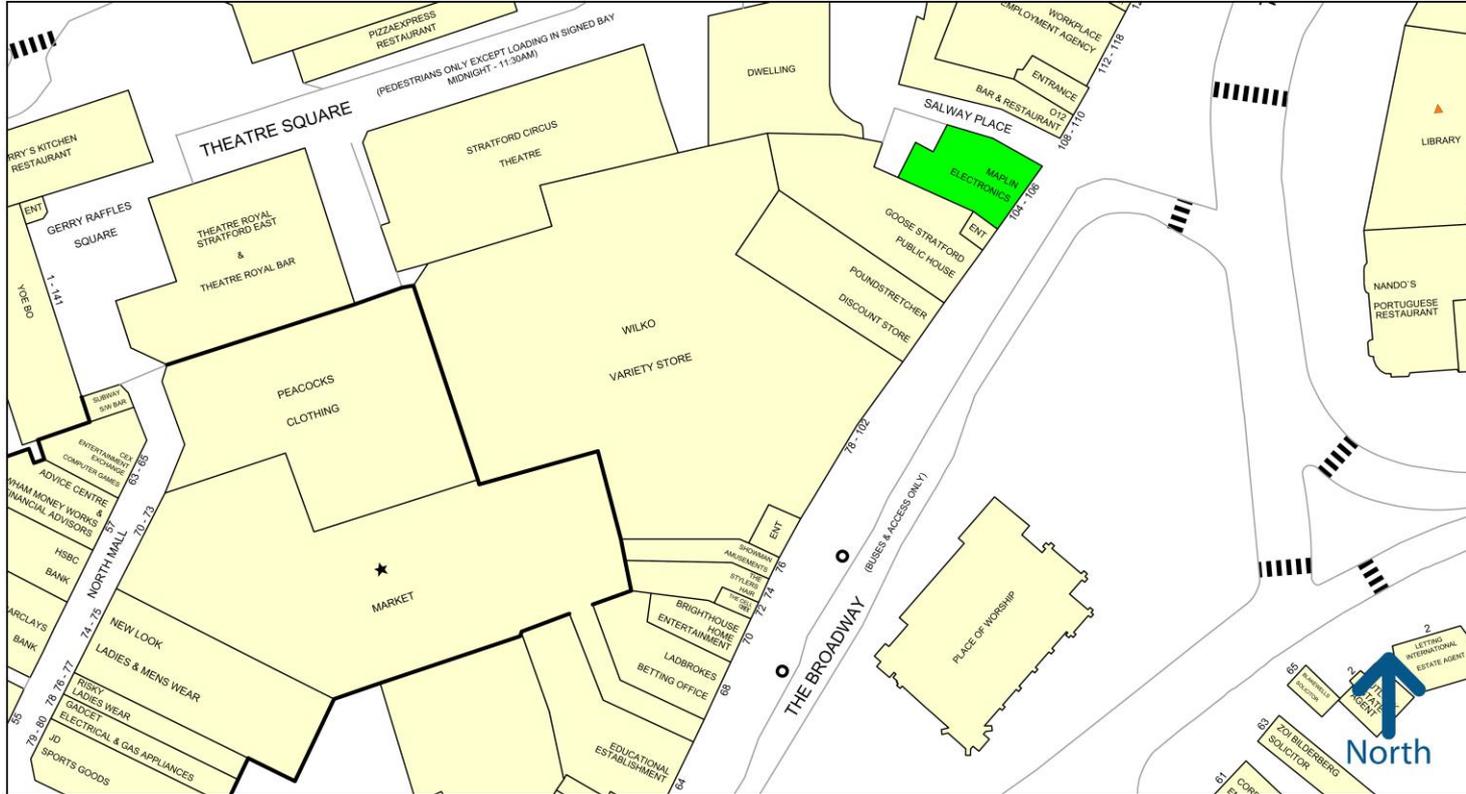
Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Stratford



50 metres

Experian Goad Plan Created: 04/04/2018
Created By: Fawcettmead



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