

TO LET - 'E' CLASS COMMERCIAL UNIT WITH FRONT FORECOURT AND REAR GARDEN

465 GREEN STREET, LONDON, E13 9AX
609 SQ.FT (56.58 M²)



Key Features

- Business rates exempt subject to status
- Front forecourt
- Rear garden

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

The property is located towards the southern end of Green Street, appx. 220 ft from Queens Market, and a 3 minute walk (0.1 miles) from Upton Park Station.

Accommodation

Comprising sales area, office, staff facilities being kitchen and WC, ancillary storage accommodation, and rear garden. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales Area	423 sq.ft (39.30 m ²)
Office	109 sq.ft (10.13 m ²)
Kitchen	74 sq.ft (6.87 m ²)
Storage	3 sq.ft (0.28 m ²)
Total	609 sq.ft (56.58 m²)

Lease Terms

The premises is available in January 2024 by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Rent

£30,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Price

Premium offers are sought in the region of £15,000.

Rates

Rateable Value	£10,000
UBR 2023/24	49.9p
Rates Payable	£4,990
Interested parties are advised to verify these figures and query whether they qualify for either small business rates relief or full exemption of rates with the London Borough of Newham on 020 8430 3250.	

VAT

VAT is not applicable in respect of this transaction.

Service Charge

Service charge is not applicable in respect of this transaction.

Energy Performance Asset Rating

D	◀ 82	This is how energy efficient this building is
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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Legal Costs

The Tenant is to pay for the Landlord's legal fees as well as an admin fee of £750 + VAT.