



Unit Six Cafe, Stratford Mall, Stratford Shopping Centre, Stratford, E15 1XA

Retail unit in busy shopping mall

- Sought after busy location
- Air conditioning
- Modern Glazed Shop Front
- Fitted out to a high-end Luxury eatery / delicatessen
- Multiple retailers present
- Alcohol Licence
- Suitable for a variety of uses under E class

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Summary

Available Size	2,449 sq ft
Passing Rent	£117,000 per annum
Rates Payable	£43,264 per annum
Rateable Value	£84,500
Service Charge	£12,791 per annum
EPC Rating	C

Description

The retail unit is suitable for a variety of uses within the E class. It is fitted out as a very high standard eatery, with table and chairs and ample open space surrounding the deli counter to the front, with a disabled WC to the rear of the ground floor plus store. The property is fitted with exposed ceiling, glazed frontage, attractive fixtures and fittings including electric security shutters. Other features include high speed internet cabling, CCTV, and air condition. On the first floor is a Kitchen, office, and further storage facility.

Location

The subject property is situated in the east side of the mall, with multiple retailers present like Lidl, boots, JD Sports and Costa Coffee, the mall offers over 60 retail units. The bus terminal and rail station is 3 minutes away (Central, Jubilee, DLR, Elizabeth Line and Cross rail). Stratford continues to undergo major changes and will benefit from substantial redevelopments behind Stratford's main station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	2,449	227.52	Available
Total	2,449	227.52	

Lease

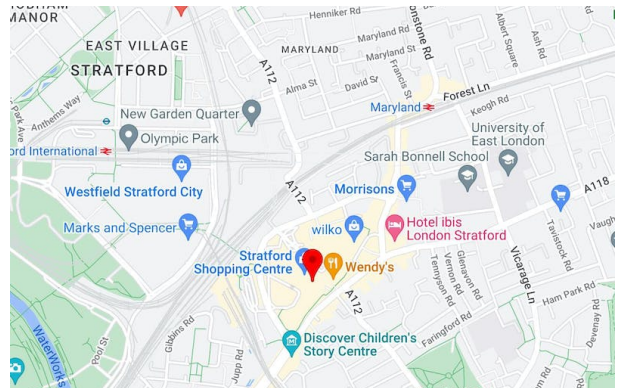
An Effective FRI Lease for a term of 10 years wef 02/05/16 subject to 5 yearly reviews inside the 1954 Act.

Legal Costs

Each party to bear their own legal costs in this transaction. The prospective assignee to give a solicitor undertaking to pay for the landlords legal and surveyor costs.

Premium

On request



Viewing & Further Information

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