



Rokeby Community Hub, 63 Rokeby Street, Stratford, E15 3NS

Community hub located in Stratford, benefiting from modern internal fit out, ideal for community and educational uses.

- Community hub comprised of 1552 sqft
- Rent is subject to community use subsidy
- Property benefits from water, electricity and central heating
- External garden space is included in the leasehold

Interested?

Request more information.

020 8221 9610

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Rokey Community Hub, 63 Rokey Street, Stratford, E15 3NS

Summary

Available Size	1,552 sq ft
Rent	£35,000 per annum subject to community use subsidy
Rates Payable	£2,120.75 per annum The incoming tenant may be liable for small rates relief, therefore should make enquiries with the local authority.
Rateable Value	£4,250
EPC Rating	Upon Enquiry

Description

Rokey Community Hub is a single storey property, purpose built for community uses, with ancillary garden space. The property is well protected by a security gate and roller shutter doors, additionally the premises benefits from CCTV and an alarm. The premises is self contained with several WC's and a reasonably sized kitchen.

Location

The property is located in Stratford, therefore it is easily accessible from neighbouring towns such as Forest Gate, Plaistow and Poplar. The closest train station, Stratford High Street, is a mere 0.3 miles from the property and provides services on the DLR, additionally Stratford's underground station provides services on multiple services is just 0.6 miles from the property. There are also regular bus services providing many routes through East London.

Accommodation

The accommodation comprises the following areas:

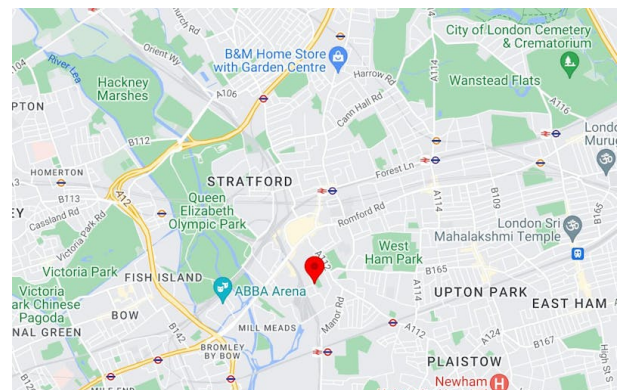
Name	sq ft	sq m
Ground	1,552	144.19

Lease & social value subsidy

A new full repairing and insuring lease for a term to be agreed. Each applicant could benefit from Newham's assessment of social value to the borough. There is qualifying criteria which each tenant must meet, more information is available on the website, we request that application forms are submitted with details on the qualifying criteria.

Legal costs

The incoming tenant is to pay the Council's agency fees prior to completion at 10% of one year's rent, subject to a minimum fee of £2,500 +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

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