



317-325 High Street, Stratford, E15 2TF

Unique opportunity to secure a plot of land in central Stratford, suitable for a variety of uses, subject to planning and landlord consent.

- 7,441 sqft site close to Stratford town centre
- Located on Stratford High Street
- Available with vacant possession
- Lease term negotiable

Summary

Available Size	7,441 sq ft
Rent	£26,000 per annum
Business Rates	Current rating assessment does not relate in its entirety to the land in questions, it's recommend enquiries are made with the Local Planning Authority.
EPC Rating	EPC exempt - No building present

Description

The site is situated on Stratford High Street, there is a cycle lane between the land and the high street which restricts vehicle access, however its central location makes it highly accessible for pedestrians. The site is predominantly a combination of soft soil and concrete pads. The site is suitable for a variety uses, the landlord is open to reviewing various planning proposals.

Location

The site is located in Stratford, less than 1 mile from the Town Centre and main station. Access onto the Central, Jubilee, Queen Elizabeth, DLR, Overground and National Rail is all possible from Stratford Station. There is also the Stratford High Street DLR only a few minutes walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Total site area	7,441	691.29

Lease

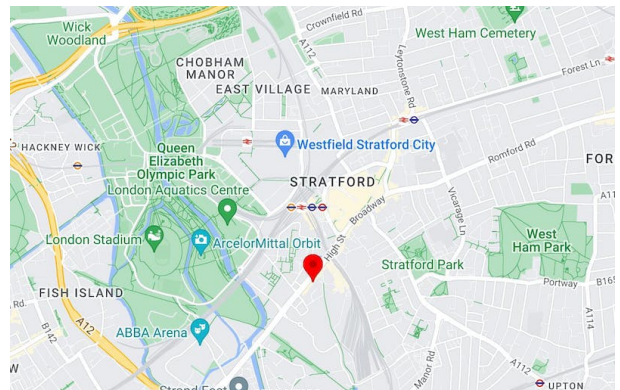
A new 5 year full repairing and insuring lease is available, subject to a landlord rolling break with 12 months notice.

Viewings

All viewings will be carried out by a member of staff from Dobbin and Sullivan.

Legal Costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent subject to a minimum fee of £2500 +VAT and are payable upon completion. Legal fees expected to be £1,804 plus £929 for a rent deposit deed. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation.



Viewing & Further Information

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