



Unit 2 Gerry Raffles Square, London, E15 1BG

A prominent property in the heart of Stratford, available immediately and based in the Cultural Quarter next to the Theatre Royal.

- Part of The Cultural Quarter of Stratford
- Popular Area Within Stratford Town Centre
- Glazed Shop Front on 2 Sides
- We are seeking offers from uses that will enhance and benefit the cultural offering of the quarter

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	4,572 sq ft
Rent	POA- Dependant on the benefits the proposed use can provide the cultural quarter and local residents
Rates Payable	£42,891 per annum We recommend any ingoing tenant make their own enquiries to the local authority
Rateable Value	£87,000
Service Charge	The tenant will be expected to make a small contribution to the service charge based upon the area occupied. Exact costs to be confirmed.
EPC Rating	C (66)

Description

A ground floor ex-restaurant premises in a prominent location with glazed frontage on 2 sides. Mostly paid out as open plan with concrete floor, suspended ceiling with AC units and lighting. WC's are to the rear of the property.

A number of uses will be considered however we are focusing on finding a suitable operator that can further benefit and enhance the area and local community.

Location

The property is located in the heart of Stratford town centre, just off Great Eastern Road (A11), within the Cultural Quarter of Stratford. This area includes the Stratford Picture House, Pizza Express, Theatre Royal, Stratford Circus and Yeo-bo Oriental restaurant. All within close proximity to Stratford shopping mall. Stratford Station is less than 5 minutes walk providing links to the Central, Jubilee, DLR and Overground lines as well as National Rail services. Next to the station is the bus station providing a wide range of services.

Accommodation

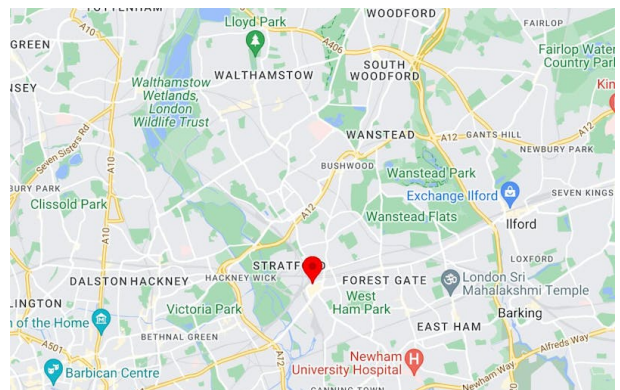
Description	sq ft	sq m
Ground Floor	4,572	424.75

Lease

A new proportional FRI lease for a term to be agreed

Legal Costs

The in going tenant to pay the Council's agency fees prior to completion at 10% of the agreed annual rent. This is subject to VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,700 plus £876 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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