

TO LET

72 HIGH STREET, LONDON, E15 2QF

464 sq ft (up to 43.11 sq m)



RENT REDUCED

- Within Area Undergoing Significant Re-development
- A3 Cafe Licence
- Fitted to high standard

Chartered Surveyors
& Commercial Property
Consultants

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Summary

Cafe unit on High Street Stratford

Location

The unit is located on Stratford High Street, close to the Bow Flyover with Pudding Mill Lane DLR station 0.3 miles to the South. Stratford Transport hub is 0.8 miles to the East with overground, DLR, Jubilee and Central Line.

The Olympic Park is located within half a mile and boasts large open parkland, a 60,000 seat capacity stadium which hosts a variety of events all year round. Elsewhere within the park there are many permanent and temporary attractions.

Availability

Floor / Unit	Size	Availability
G	464 sq ft	Available

Description

The unit is a fully fitted Cafe fitted out to a very high standard with seating for approximately 20 people. The fit out includes a large drinks fridge, espresso machine, ceiling fans and fresh food cabinet. The total frontage of the unit is 6.34 metres and to the rear of the unit there is a single WC.

Lease

A new lease for a term to be agreed.

Viewing

Strictly by appointment only through the sole agents.

Legal Costs

Each party to bear their own legal costs with the tenant entering into an agreement to provide an undertaking for abortive costs if they withdraw from the transaction after instructing solicitors.

Premium

Available on request

Rent

£16,000 per annum exclusive

Business Rates

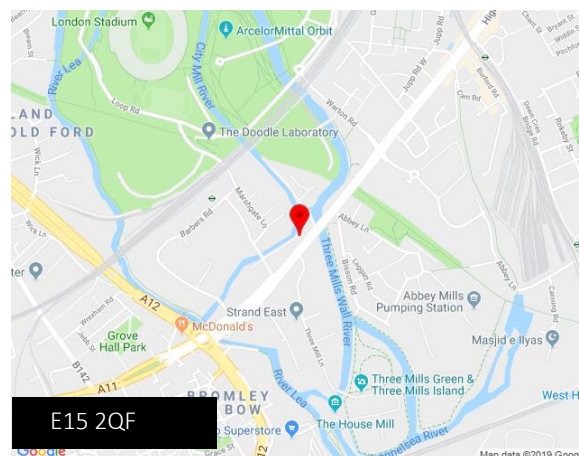
Rates Payable: £4,634.20

(based upon Rateable Value: £9,400 and UBR: 50.4p)

This property benefits from small business relief, however we suggest any ingoing tenant make their own enquiries to the local authority.

Energy Performance Rating

Available on request



Contacts & Enquiries

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