



## 20 Broadway, London, E15 4QS

Busy high street shop located in the heart of Stratford with first floor office space, available immediately.

- Strong links to the Jubilee, DLR, Central and Elizabeth Line
- Substantial glass shop frontage of 5.41m
- Property located on a prime section of Stratford high street, in close proximity to national retailers
- Property available with vacant possession

## Summary

Available Size	2,030 sq ft
Rent	£55,000.00 per annum
Rates Payable	£22,704.50 per annum The ingoing tenant is advised to enquire with the local authority.
Rateable Value	£45,500
EPC Rating	Upon enquiry

## Description

The property is a lock up shop on the ground and first floors. It has a modern shop frontage which allows for lots of natural light to enter the building. The layout is predominantly open plan on both the ground and first floors. The property has a suspended ceiling with strip lighting. There is a WC on the first floor. The first floor is also fitted with a kitchen and provides useful space in addition to the ground floor sales area. All uses under the E class will be considered. All food providers must ensure they adhere to Newham's Healthy Eating Initiative.

## Location

Situated on the north side of Broadway within 100 metres of Stratford Town Centre, Stratford Shopping Centre and station Main Line (Jubilee Line, Central Line, Elizabeth Line and DLR) which is adjacent to the new Westfield Shopping Centre. The property is also close to the Olympic Park, where surrounding areas have been recently regenerated. The shop is situated in a busy high street with many national retailers nearby including Santander Bank, Paddy Power, McDonalds and Starbucks.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	996	92.53
1st	1,034	96.06
<b>Total</b>	<b>2,030</b>	<b>188.59</b>

## Terms

A new full repairing and insuring lease for a term to be agreed

## Legal Costs

The ingoing 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 £1,804 plus £876 for a rent deposit deed, subject to confirmation.



## Viewing & Further Information

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