



122 The Grove, London, E15 1NS

Great opportunity to rent a retail and office space in Stratford, close to the town centre and with a prominent frontage onto The Grove

- Ground floor retail sales and first floor office space
- Close to Stratford Mall and Stratford Station
- Prominent frontage along a retail parade
- Available immediately for uses within the E Class

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Summary

Available Size	1,506 sq ft
Rent	£45,000 per annum
Rates Payable	£17,839.25 per annum We do recommend ingoing tenants carry out their own further research
Rateable Value	£35,750
EPC Rating	D (97)

Description

We are offering a ground and first floor premises in a busy location within Stratford town centre. The ground floor offers a sales area with rear storage and rear access with a number of storage rooms. The first floor has open plan office space in addition to a small kitchen space and WC's.

It is currently carpeted throughout, benefits from a suspended ceiling with lighting and air conditioning. It will be suitable for E class use and is available immediately.

Location

The property is located on the western side of The Grove, opposite Morrisons supermarket and alongside other retailers such as Paddy Power, PFC, Wilko and Pound Stretcher. It is approximately 300 metres from Stratford Shopping Mall and 500 metres from Stratford Station where access onto the Central, Jubilee, Queen Elizabeth, Overground Lines and National Rail. is available.

Accommodation

The accommodation comprises the following areas:

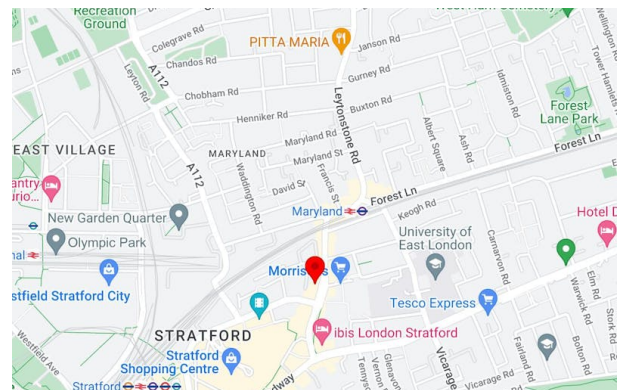
Description	sq ft	sq m
Ground floor retail area	746	69.31
First floor office area	760	70.61
Total	1,506	139.92

Lease

A new FRI lease for a term to be agreed contracted outside the Landlord and Tenant Act.

Legal Costs

The incoming tenant is to pay the Council's agency fees prior to completion of 10% of the agreed headline annual rent. 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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