



3 Hamilton Road, London, E15 3AE

Self contained east London community centre, benefiting from an external garden area, suitable for a variety of uses within Use Class F.

- Ground floor premises comprised of 1,078sqft
- Includes kitchen for meal preparation and service
- External garden fence included in the leasehold
- In close proximity to West Ham Station

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,078 sq ft
Rent	£24,000 per annum
Rates Payable	£1,122.75 per annum The property may be eligible for small business rates relief, the ingoing tenant is advised to enquire with the local authority.
Rateable Value	£2,250
EPC Rating	Upon Enquiry

Description

3 Hamilton Road is purpose built for community uses, with a private garden space that is protected by secure fencing. The premises has strip lighting throughout and multiple partitioned rooms which can be adapted and rearranged dependent on the proposed use. Additionally, it is self contained with two separate WC's and a reasonably sized kitchen. The property is kept in good condition, there is ample space for a variety of activities, plus room for a private office if required. The property benefits from services such as electricity and water.

Location

The property is located in between West Ham and Canning Town, therefore it is easily accessible from neighbouring towns such as Plaistow, East Ham and Stratford. The closest train station is West Ham, being only 0.4 miles from the property, it provides services on the District Line, the Hammersmith and City Line, the Jubilee Line and the DLR. Additionally, Upton Park underground station is located 1 mile from the property and provides services on the District Line and the Hammersmith and City Line. There are also regular bus services providing many routes through east London.

Accommodation

The accommodation comprises the following areas:

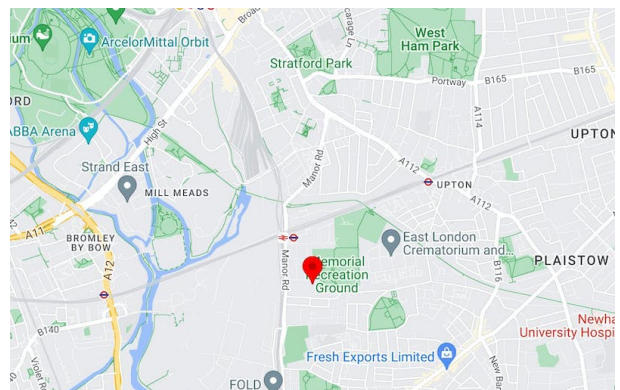
Name	sq ft	sq m
Ground - Community hall	1,078	100.15

Terms

A new lease, excluded from Landlord & Tenant Act protection on fully repairing and insuring terms.

Legal costs

The ingoing tenant is to pay the Council's agency fees prior to completion at 10% of one year's rent, subject to a minimum fee of £2,500 +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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