



154 High Street North, East Ham, London, E6 2HT

Excellent Commercial Unit in a busy sought location within East Ham Town Centre.

- Busy commercial High Street with strong footfall and passing trade.
- Excellent Rail transport links - East Ham Underground Station (District & Hammersmith & City lines)
- Closeby to several Banks and High Street Multiples
- Open plan retail shop & basement suitable for a variety of class (E) uses.
- Several bus routes and road connections - A13 & North Circular Road nearby

Interested?
Request more information.

020 8221 9610
dobbinandsullivan.com

154 High Street North, East Ham, London, E6 2HT

Summary

Available Size	1,385.65 sq ft
Rates Payable	£23,813.50 per annum Future rateable value (from 1st April 2026)
Rateable Value	£48,500
EPC Rating	C (68)

Description

The subject property comprises of a lockup shop and basement within a three storey building arranged as a ground floor & basement commercial unit trading as a Class E unit with toilet and small yard to rear.

Location

East Ham is a densely populated area forming part of the London Borough of Newham and situated 8 miles east of Charing Cross. The subject property lies on the east side of High Street North (A117) located within a parade of shops between its junction with Lathom Road to the North and Clements Road to the South. The area comprises of an excellent shopping district with a host of high street multiples, banks and restaurants including KFC, JD, Boots, Ladbroke's, Greggs, Halifax, HSBC, Argos, Superdrug amongst others located near to the subject property. The property lies close to a very busy highway with excellent bus facilities including East Ham Tube station (District & Hammersmith & City) less than 1 minutes walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Area	985.65	91.57	Available
Basement - Basement	400	37.16	Available
Total	1,385.65	128.73	

Rent & Tenure

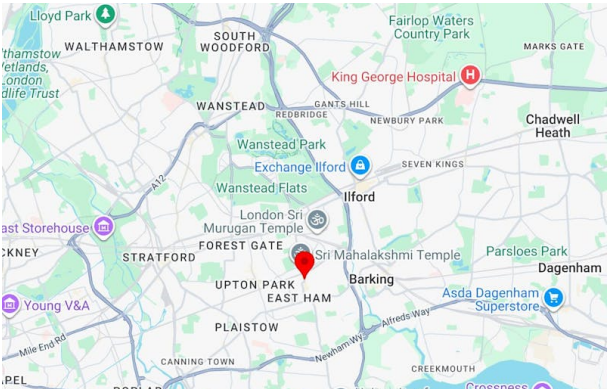
£48,500 per annum exclusive. Available on a new effective Full Repairing and Insuring lease.

Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.

Viewing

Strictly by appointment through the sole agent



Viewing & Further Information

Ajay Tohani MSc MRICS
020 8221 9618
ajay.tohani@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 17/03/2026