



34 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, Central and Elizabeth Lines; and the DLR
- Substantial glass shop frontage over 5 metres
- Property located on a prime section of Stratford Broadway, in close proximity to national retailers
- Property available immediately

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Summary

Available Size	2,230 sq ft
Rent	£57,500 per annum
Rates Payable	£22,704.50 per annum We recommend the ingoing tenant make further enquiries to the local authority.
Rateable Value	£45,500
EPC Rating	E (106)

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 split into partitioned sections over different levels on the ground floor. The property has a suspended ceiling with strip lighting. There are toilets and kitchen space on the first floor. All uses under the E class will be considered. All potential food operators must ensure they adhere to Newham's Healthy Eating Initiative.

Location

Situated on the north side of Broadway within close proximity to Stratford Shopping Centre, Stratford Station and Stratford International Station giving access to Underground and Overground trains as well as the Docklands Light Railway. Stratford Bus Station is also nearby. The property is also close to the Olympic Park and Westfield Stratford City. 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	1,088	101.08
1st	1,142	106.10
Total	2,230	207.18

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

Nick Robinson MRICS
020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Reuben Reid-Williams MRICS
020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

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

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