

High Street North, East Ham



Retail

Retail Unit - A1

Approx. 938.8sq.ft (91.4sq.m)



Area : 1,000 sa ft approx

New 20 yrs Sub Lease

In going Tenant is liable for L/L solicitors costs

Premium : £30,000

Commencing Rent : £40,000 pa

Standard references required

Commercial Leasehold

High Street North, East Ham

Premium: £30,000 Commencing Rent: £40,000 - Leasehold

To Let

High Street North,
Approx. 938.8sq.ft (91.4sq.m)

The property is located with frontage to High Street North in East Ham. The premises is less than 500ft from the East Ham Underground Station which has an annual entry and exit figure of 14.82 million in 2014.

East Ham is a suburban district of London, England, and part of the London Borough of Newham. It is a built-up district centred 8 miles (12.8 km) east-northeast of Charing Cross. The area is identified in the London Plan as one of 35 major centres in Greater London.

Description

The property comprises a building, with ground floor retail accommodation and basement. The ground floor area includes front retail sales area, disabled facility, small storage area, kitchenette and access to basement.

Accommodation

Description	Size (sqft)	Size (sqm)
Frontage	14.09ft	5.21m
Ground Floor Sales Area	983.8sqft	91.4sqm
Basement Area	437.8sqft	40.67sqm

The above floor areas are approximate and have been measured on a net internal basis.

Terms

This premises will be held on a new under lease with more than 15 years term and 4-yearly rent review.

Rent & Premium

The expected rent will be £40,000 per annum exclusive and there is a premium of £30,000 for the leasehold interest.



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- New 20 yrs Sub Lease
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- Standard references required
- Close to Local Amenities
- Close to Town Centre
- Less than 500 yards to East Ham Station

VAT

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Energy Performance Certificate

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 54 This is how energy efficient the building is.

Legal Fees

Ingoing tenant to pay reasonable Landlords' legal costs.

Viewing

Viewings highly recommended. If you are interested in viewing this property please contact your agent at ORE on 02084729090.