

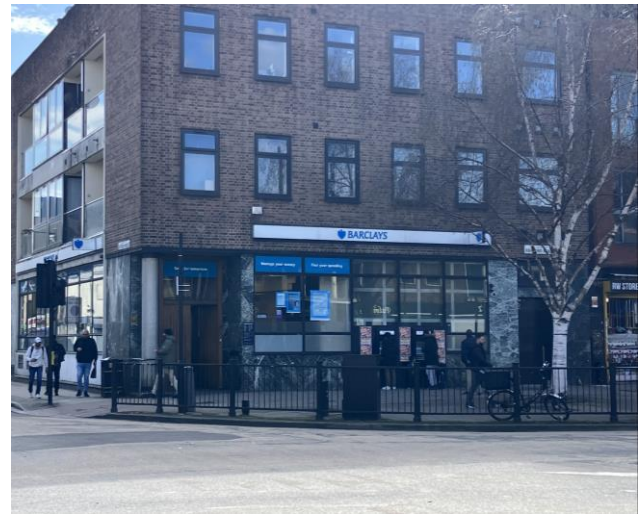


SHOP TO LET

306 Romford Road, Forest Gate, London E7 9HH

E Class Use

REVISED TERMS



Location

Forest gate is a busy East London area, situated between West Ham and Wanstead Flats, just over a mile east of Stratford. The premises occupy a prominent corner position at the junction with Romford Road and Upton Lane, opposite the main shopping on Woodgrange Road. Nearby occupiers include Iceland, Tesco, Poundland and the Coop. Forest Gate overground station is 5 minutes walk.

Description

The premises are arranged over ground and basement floors, which provide the following approximate dimensions and floor areas:

Internal Width (front)	28ft	8.53 m
Shop Depth	59ft	18 m
Ground Floor	2,060 sqft	191 sqm
Basement Ancillary	1,760sqft	164 sqm

Lease

The property is available on a new 10 or 15 year lease subject to 5 yearly rent reviews.

Rent

£55,000 per annum exclusive.



Tel: 020 7039 0130

Rating

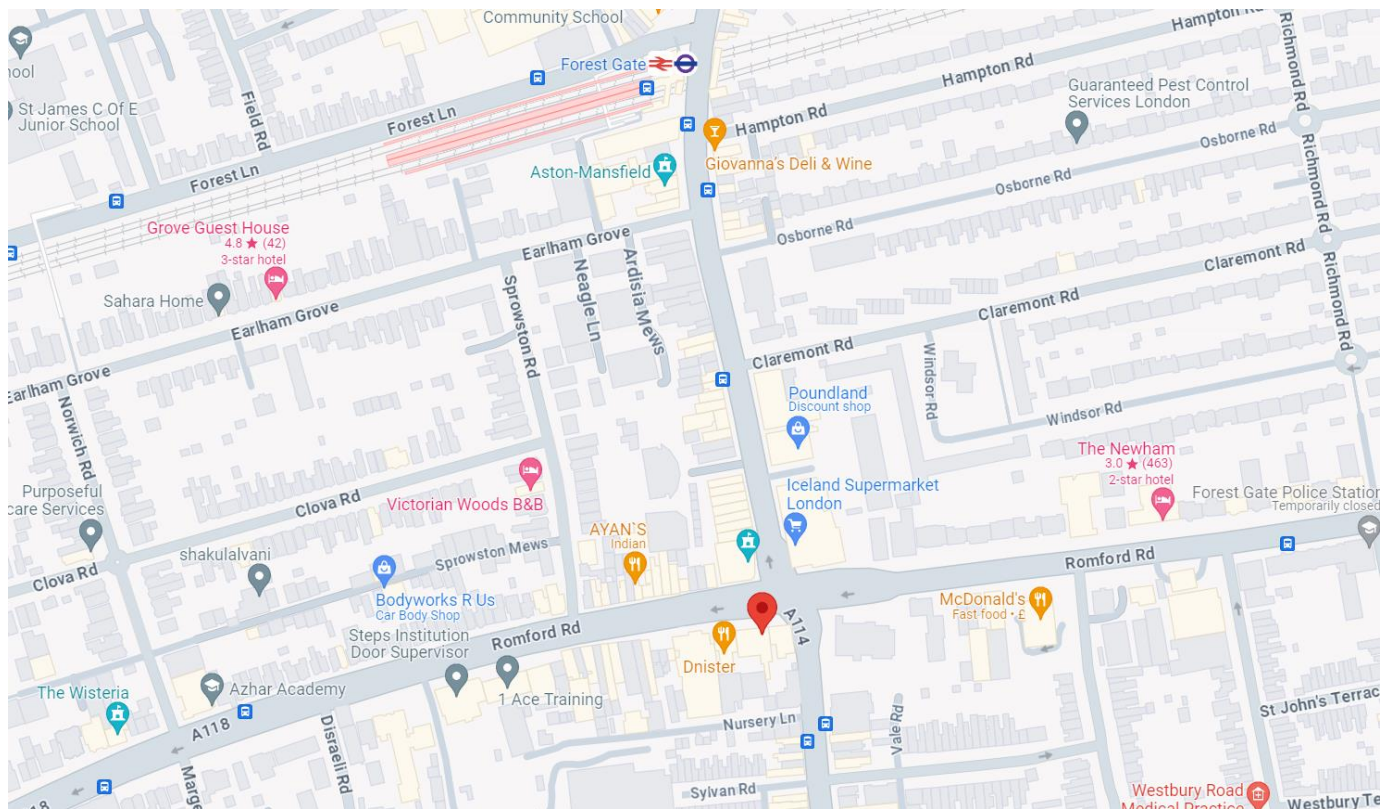
Rateable Value £41,750

Rates Payable (23/24) £20,833

Viewing

To be arranged through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130



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