

FLAGSHIP OPPORTUNITY AT WESTFIELD STRATFORD

TRADING FROM 2 LEVELS



SU1036/1037 & SU2034/2035 | WESTFIELD STRATFORD

LOCATION

Flagship opportunity in UK's premier shopping centre that boasts the largest footfall of circa 53 million. The Foot Locker store trades over two floors, at ground and first floor level.

Ground Floor level - The unit sits alongside Adidas, Skechers, New Balance and the newly refitted H&M store. Closeby are JD Sports' largest flagship, recently expanded Primark and the the top trading ZARA in the UK.

First Floor level - The unit sits adjacent to Uniqlo, the new NEXT store and the upper levels of H&M, JD Sports and ZARA.

LEASE TERMS

Held on a full repairing and insuring lease by way of a service charge for a term of 10 years from the 11 July 2022, with an upward only rent review on the 10 July 2027. Therefore, the lease expires on 10 July 2032 at a passing base rent on assignment of £1,836,000 (One Million Eight Hundred and Thirty Six Thousand pounds) per annum exclusive plus a percentage of turnover whichever is the higher. Held on two co-terminus leases.

Please note both floors can be made available separately. Further details on terms available upon request.

ACCOMMODATION

Ground floor level - sales & storage area

522 Sq.m / 5,619 Sq.ft

First floor level - sales & storage area

362 Sq.m / 3,897 Sq.ft

Total

883 Sq.m / 9,516 Sq.ft

RATEABLE VALUE

£1,330,000.

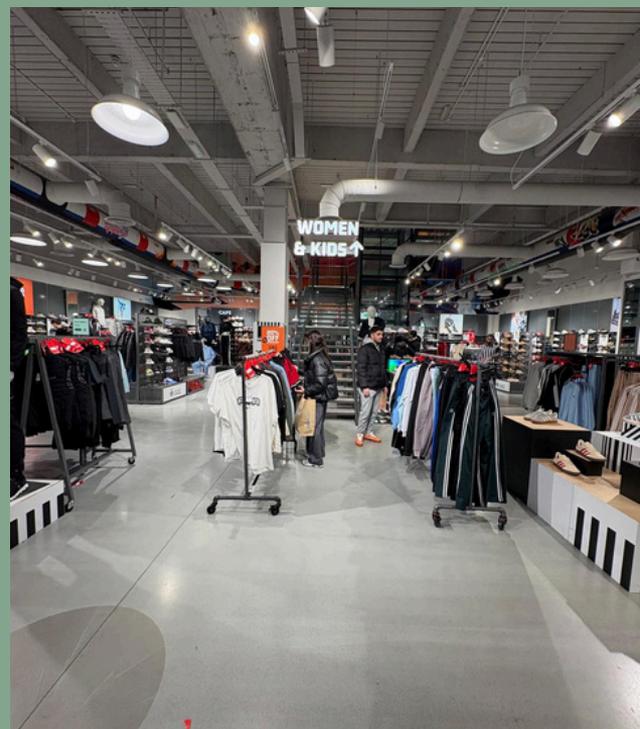
RATES

2025/2026 £767,410.00 per annum

For rates payable please refer to the Local Charging Authority, London Borough of Newham - 020 8430 2000.

SERVICE CHARGE

£141,105 per annum for the ground floor and £104,021 per annum for the first floor, total £246,125 which is the estimate for 2024/2025.



WITH 250 SHOPS PLUS 70 PLACES TO DINE, WESTFIELD STRATFORD CITY IS THE LARGEST SHOPPING MALL IN EUROPE AND THE NEW LIFESTYLE DESTINATION FOR EAST LONDON.

ENTERTAINMENT



SHOPPING



DINING



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



ALL ENQUIRIES

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

