



163A Plaistow Road, London, E15 3ET

Retail premises located in popular secondary parade close to
Plaistow Station

- Secure roller shutters and shop front
- Suitable for a variety of uses subject to landlords consent
- Close to Plaistow Station and Stratford Town Centre
- Available immediately

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Summary

Available Size	740 sq ft
Rent	£17,500 per annum exclusive
Rates Payable	£6,362.25 per annum We recommend any ingoing tenant make their own enquiries to the local authority
Rateable Value	£12,750
EPC Rating	D (92)

Location

The property is situated on the south side of Plaistow Road close to the junction with Hollybrook Road. Plaistow Underground station is approximately 10 minutes walk and provides links onto the District and Hammersmith & City lines. There are also a number of bus routes that run along Plaistow Road linking Stratford to Barking Road and towards Barking. The immediate vicinity is a densely populated residential area and this local parade serves the local community well.

Accommodation

The property benefits from a large open plan retail area with a suspended ceiling and integrated lighting. To the rear are 2 WC's, a storage room and small kitchen area. There is a shared access road to the rear for loading. The property requires some light refurbishment but would be suitable for a variety of uses under the new E use class and subject to landlord consent.

Description	Size
Ground floor retail area	740 sq ft

Viewings

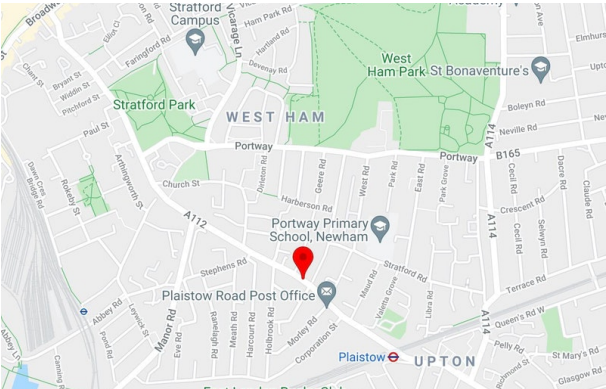
Strictly by appointments only through Dobbin and Sullivan.

Lease

A new FRI lease directly from Newham Council for a term to be agreed.

Legal Costs

The in going tenant to pay the Council's agency fees prior to completion at 10% of the annual rent, subject to a minimum of £1,750+VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,500 subject to confirmation.



Viewing & Further Information

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