



103 Plaistow Road, London, E15 3ET

Mid terrace retail unit situated within local retail parade, suitable for a variety of uses within Class E

- Versatile commercial unit with ancillary 1st floor, not for residential use
- Within 10 minutes from Plaistow Station
- Over 1,000sqft of commercial space
- Frontage benefits from electric shutter

103 Plaistow Road, London, E15 3ET

Summary

Available Size	1,443 sq ft
Rent	£21,000 per annum
Rates Payable	£6,487 per annum The property may be eligible for small business rates relief, it is recommended that the ingoing tenant make enquiries with the local rating authority.
Rateable Value	£13,000
EPC Rating	Upon enquiry

Description

This property is well-suited for retail businesses and service providers that want a distinctive space with room for customisation. The frontage includes a large display window, offering high visibility to passing foot traffic. The signage space above is prominently positioned for branding opportunities. The shop floor is spacious, with several ancillary rooms that could be utilised for storage, office space, or additional customer areas.

Location

The property is well-served by public transport. Plaistow Underground Station (District and Hammersmith & City Lines) is a short walk away, providing easy access to Central London and other parts of the city. Stratford Station, a major transport hub, is also nearby, offering connections via the Central, Jubilee, DLR, and Overground lines, as well as National Rail services. The area is known for its vibrant business community, with a mix of retail shops, cafes, offices, and service-based businesses.

Accommodation

The accommodation comprises the following areas:

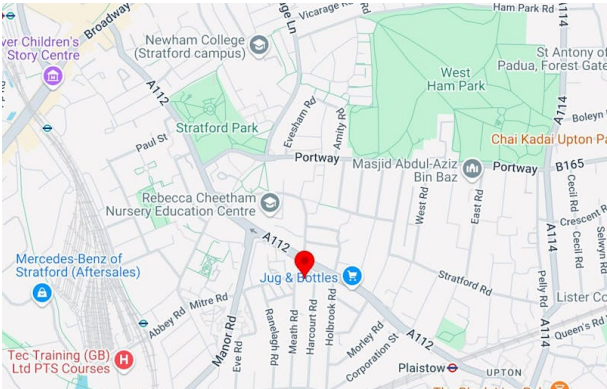
Name	sq ft	sq m
Ground - Commercial space	751	69.77
1st - Commercial storage	692	64.29
Total	1,443	134.06

Terms

A new lease excluded from the Landlord and Tenant Act, available on full repairing and insuring terms.

Legal Costs

The ingoing tenant is to pay the Council's agency fees prior to completion of £2,500 +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 £929 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 28/01/2025