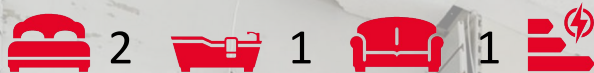




## The Grove, London, E15 1NS

### £36,000 Per Annum



**\*\*GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH A LOCK-UP SHOP (846 SqFt including basement) AVAILABLE WITH A FIRST FLOOR, NEWLY REFURBISHED 2 BEDROOM FLAT (731 SqFt), IN A HIGHLY DESIRABLE LOCATION WITHIN STRATFORD - TOTAL SqFt: 1577 (floor plan available)\*\***

OC Commercial would like to offer a fantastic opportunity to take over a lock-up commercial unit located in the much sought-after Stratford area. Ideally located within walking distance from local amenities and public transport links, including Maryland Rail Station (Elizabeth Line), and Stratford Station.

The newly refurbished first-floor flat with a separate entrance offers a lounge, separate kitchen, 2 bedrooms and a three-piece bathroom suite,

THE LANDLORD IS WILLING TO OFFER A 1-MONTH RENT-FREE PERIOD TO THE INCOMING TENANT, TO COMPENSATE FOR THE WORK REQUIRED IN THE PROPERTY.

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 5-year lease)

RENT: £36,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

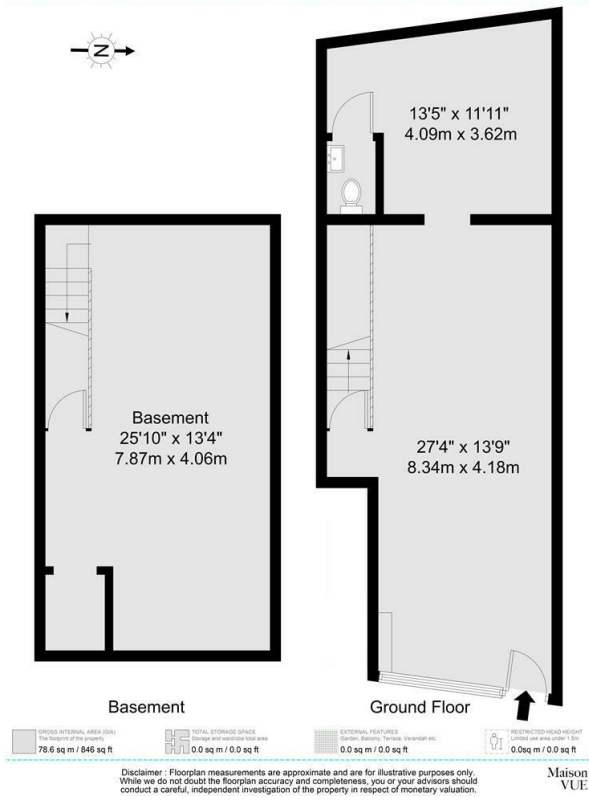
PREMIUM/GOODWILL: POA

LEGAL COSTS: Tenant and Landlord to pay their own solicitor's fees

- NEW BUSINESS OPPORTUNITY
- BASEMENT
- PRIME LOCATION WITHIN STRATFORD
- FIRST FLOOR NEWLY REFURBISHED 2 BEDROOM FLAT
- ELECTRIC SHUTTER
- SITUATED ON A BUSY ROAD WITH HEAVY FOOTFALL
- TOTAL SqFt = 1577 (floor plan available)
- SHOP = 846 SqFt Including basement
- FLAT = 731 SqFt

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (38-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs                       |           |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (38-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |           |

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.