



**DRAKE  
& COMPANY**

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London  
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020 7495 7500



## 15 High Street North, East Ham, London, E6 1HS

- £40,000 PA EXCLUSIVE
- Heart of town centre close to many multiples
- Lock up shop

**Clive Drake**  
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**RETAIL PREMISES TO LET ON NEW LEASE**

## LOCATION

The premises enjoy a busy trading location immediately opposite McDonald's with numerous other multiples nearby including Costa, Burger King, Greggs, Santander, Barclays, Paddy Power etc. This vibrant east London suburb lies some 7 miles east of the city and some 5 miles west of Romford.

## PROPERTY

The premises consist of a ground floor shop and basement storage with the following approximate dimensions and areas.

<b>Internal width</b>	15 ft 9 in (4.8m)
<b>Shop depth</b>	70 ft (21.3)
<b>Ground floor sales</b>	1110 sq ft (103 sq m)
<b>Basement storage</b>	384 sq ft (35.7 sq m)

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## LEASE

A new 10 year full and repairing lease, with an upward only rent review at the fifth year.

## RENT

£40,000 per annum exclusive.

## RATING ASSESSMENT TERMS

We have been verbally advised by the local rating authority that the current assessment is as follows:

<b>Rateable value</b>	£38,250
<b>Rates payable</b>	£18,000

Interested parties are advised to verify these figures with Newham Council on 020 8430 2000.

## VIEWING

By appointment only.

## EPC Certificate

A copy of the EPC is available upon request.

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Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

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- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.