



Open/Renewable Lease

A1 Usage

Viewings via Video Call available

Space offering 960 sq.ft. approx.

ZERO business rates

RENT - £1,000.00 PCM



£1,000 pcm

At Ideal Locations we are always looking for ways to make the viewing of our properties a stress free and safe experience. Due to the current climate of events we are sympathetic, that interested parties may feel uncomfortable viewing properties. Therefore, we are now offering viewings via Video Call as well as a Video Tour of all our properties which can be sent to you.

We are proud to present this A1 Usage Open/Renewable Lease assignment, currently trading as a successful DIY Store. Located in Stratford, this business has been successfully operating from this location for the past 5 years. This lease currently has 3 years remaining, with the option to be renewed for a term to be negotiated.

The property offers 960 sq. ft. approx. of space with a rear garage which is currently used as storage. The current lease holder seeks a figure of £15,000 for this lease.

Accommodation:

Shop Floor – 11.75 m x 5.29 m

Rear Garage – 6.6 m x 6.28 m

TOTAL – 89.12 m² (960 sq.ft.) Approx.

Rent:

£12,000 per annum (to be paid quarterly)

Tenure Lease Assignment:

A lease assignment of 3 years is to be offered, with the option to renew for a further term with the Freeholder. The freeholder for this property is Newham Council.

Premium:

Our client seeks a premium of **£15,000 for this lease.**

Legal fees:

The incoming tenant is to bear their own legal costs, as well as the landlords. The seller will bear his/her own legal costs.

Business Rates:

We have been advised that there are **ZERO** rates payable for this property due to small business relief. However, interested parties are encouraged to make their own enquiries with The London Borough of Newham.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Coming soon

