



CLASS E UNIT TO LET IN PLAISTOW

**1 BALAAM STREET, PLAISTOW,
LONDON E13 8EB**



Location:

Plaistow is a busy local East London shopping destination. The property is located in a prominent position on the junction of Barking Road (A124) and Balaam Street and benefits from considerable passing vehicular traffic.

Plaistow Station (District and Hammersmith & City Line services) and Canning Town Station (Jubilee and Docklands Light Railway services) are located a short walk away from the property.

The property is located amongst a mix of local retail/restaurant occupiers and established multi-national retailers including Iceland, Ladbrokes, H&T Pawnbrokers, Betfred and Paddy Power.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate net internal area:

Ground Floor: 270 sq. ft. (25.08 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£15,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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