



CLASS E UNIT TO LET IN EAST HAM

**131 HIGH STREET NORTH,
LONDON, E6 1HZ**



Location:

East Ham is a busy eastern suburb of London. The property is situated in a prime location within the pedestrianised section of High Street North. East Ham Underground Station (District Line) is a short walk from the property.

Nearby multiple occupiers include Primark, Boots, Superdrug, Poundland and CEX, amongst many others.

Accommodation:

The space is arranged over ground floor, first floor and second floor only and has the following approximate net internal areas:

Ground Floor:	2,008 sq. ft. (186.55 m²)
First Floor:	354 sq. ft. (32.89 m²)
Second Floor:	359 sq. ft. (33.36 m²)

Use:

The subject property benefits from Class E planning consent.

Rent:

£85,000 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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