

Landmark Building
FREEHOLD FOR SALE
Arranged as a Retail Arcade (Fully Let)
Daminis Mall – 277a Green Street, London E7



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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Preliminary Details

- Located on the busy part of the vibrant Green Street at the corner of Green Street and Cromwell Road, opposite the East Shopping Mall. Tis famous area is an assorted mixture of commercial and residential properties.
- Upton Park Station (District/Hammersmith & City lines) is within close proximity (0.4 miles) and numerous bus routes service this area.
- Arranged as shopping arcade consisting of 23 tenants over ground, 1st, 2nd & 3rd floor levels.

Unit/Floor	Use	sq. ft (NIA)	sq.m (NIA)
Ground	Retail	3433.00	318.93
First	Retail	3482.00	323.49
Second	Retail	3462.00	321.53
Third	Offices/Storage	2700.00	250.84
Total		13,076	1214.79

- Schedule of tenancies available upon request.
- All tenants have agreed and are in the process of signing a new 6-year lease.
- Tenants are mainly local businesses
- 2-month security deposit from each tenant
- 3rd floor offices will be vacant and offers the opportunity to increase the rental income.
- Net income £411,799 pax
- Offers sought in the region of £5,000,000 plus VAT
- Each party to pay for their own legal fees.

Viewing:

For further information please contact sole agents - Countrywide Commercial
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