

# Newly Built Commercial Unit

*Class E or  
Public House use*

# TO LET

Grd: 225 m<sup>2</sup> / 2529.52 sq. ft  
Bmt: 125 m<sup>2</sup> / 1345.49 sq. ft

The White Horse,  
125 High Street South,  
East Ham E6 6EJ



**Location:**

Situated opposite Central park by the junction of High Street South, Flanders Road & White Horse Road.

This former pub site has now been developed to create a new part 3, part 4 -storey building that will contain 23 self-contained flats on the upper levels, leaving an expansive commercial unit on the ground floor.

Within the immediate vicinity are many local businesses, parades of shops, schools & colleges that serve the extensive local community.

**Description:**

The unit is arranged over ground and basement levels

**Approximate GIA areas:**

Ground floor	2529.52 sq. ft	235 sq.m
<u>Basement</u>	<u>1345.49 sq. ft</u>	<u>125 sq.m</u>
<b>Total Area</b>	<b>3875.01 sq. ft</b>	<b>360 sq.m</b>

Plans available upon request.

**Tenure:**

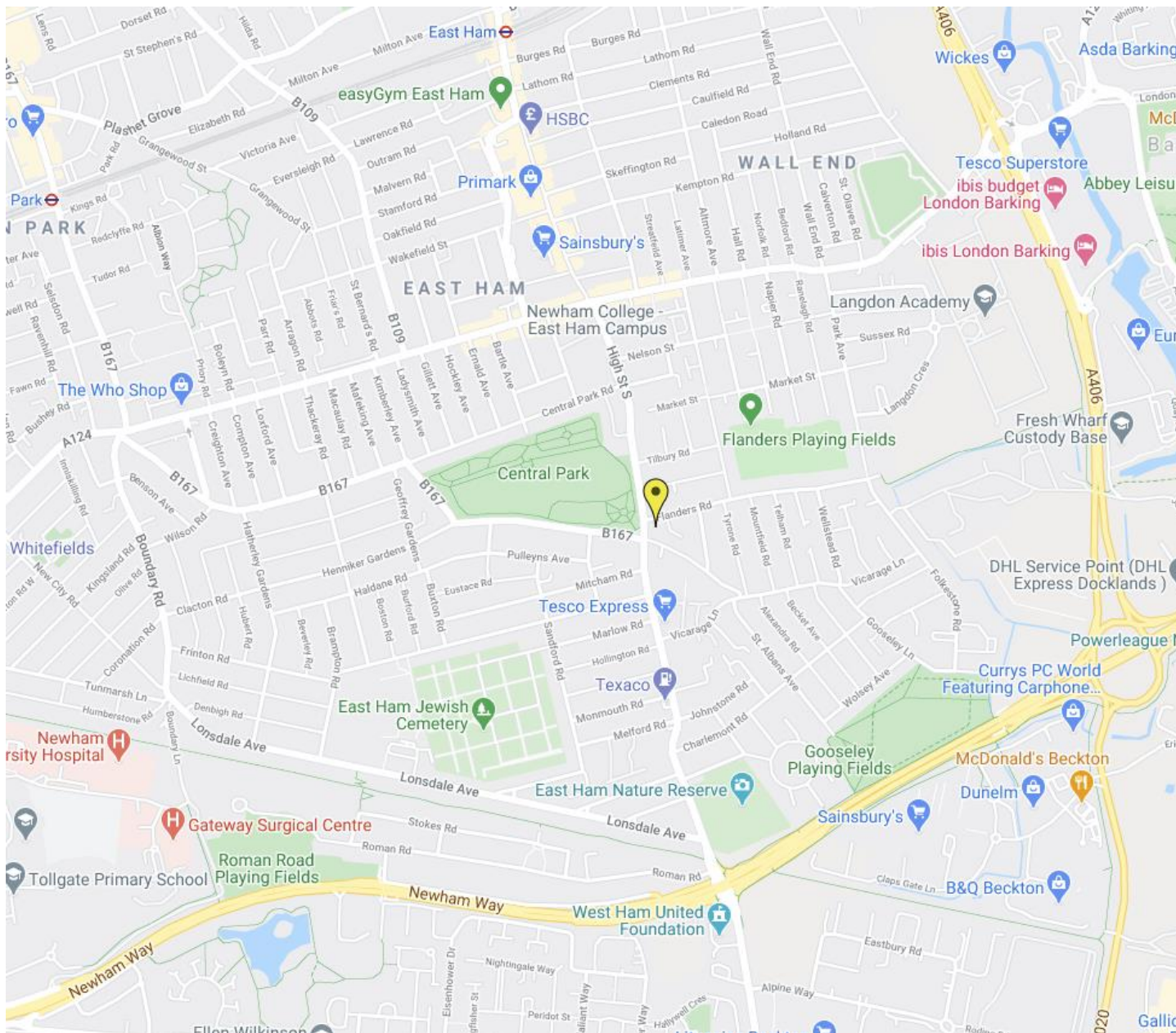
By way of a new FRI lease

**Rent:**

Offers are sought in the region of £75,000 pax







### Rates

Rateable Value: To be assessed  
(Parties advised to verify with Newham council)

### Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

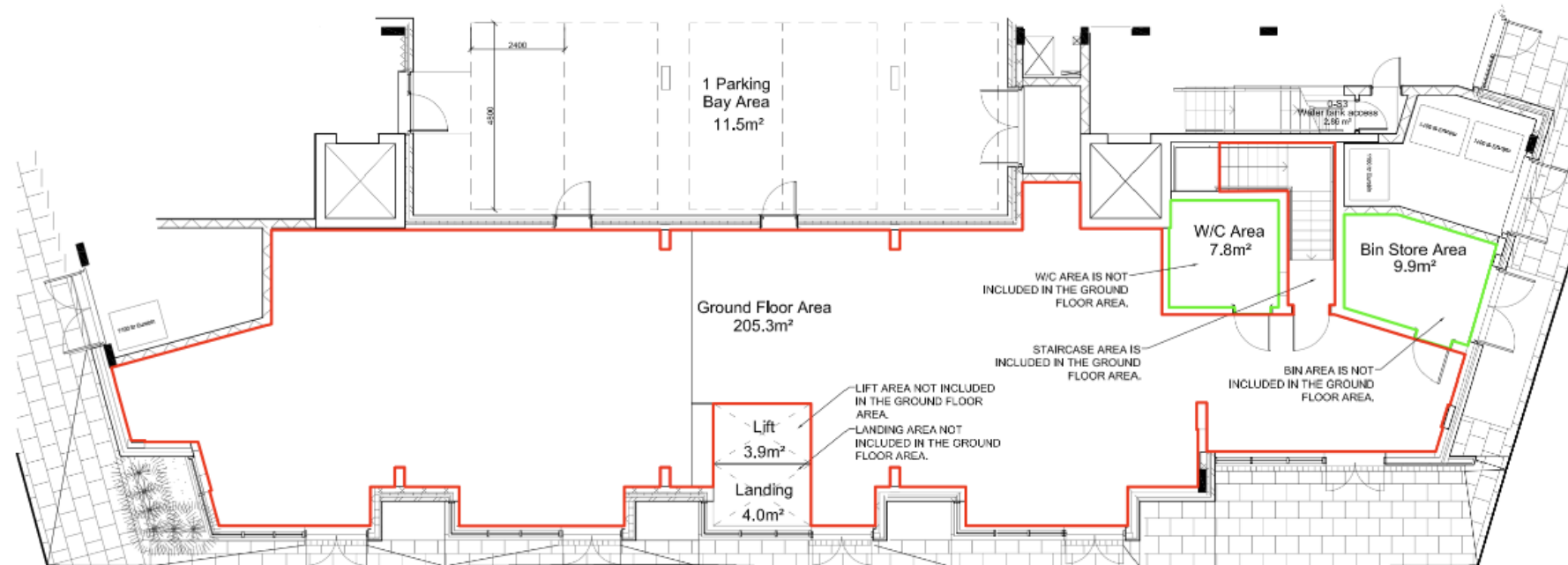
### Viewing

Strictly by Appointment  
only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

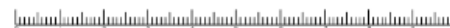
[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



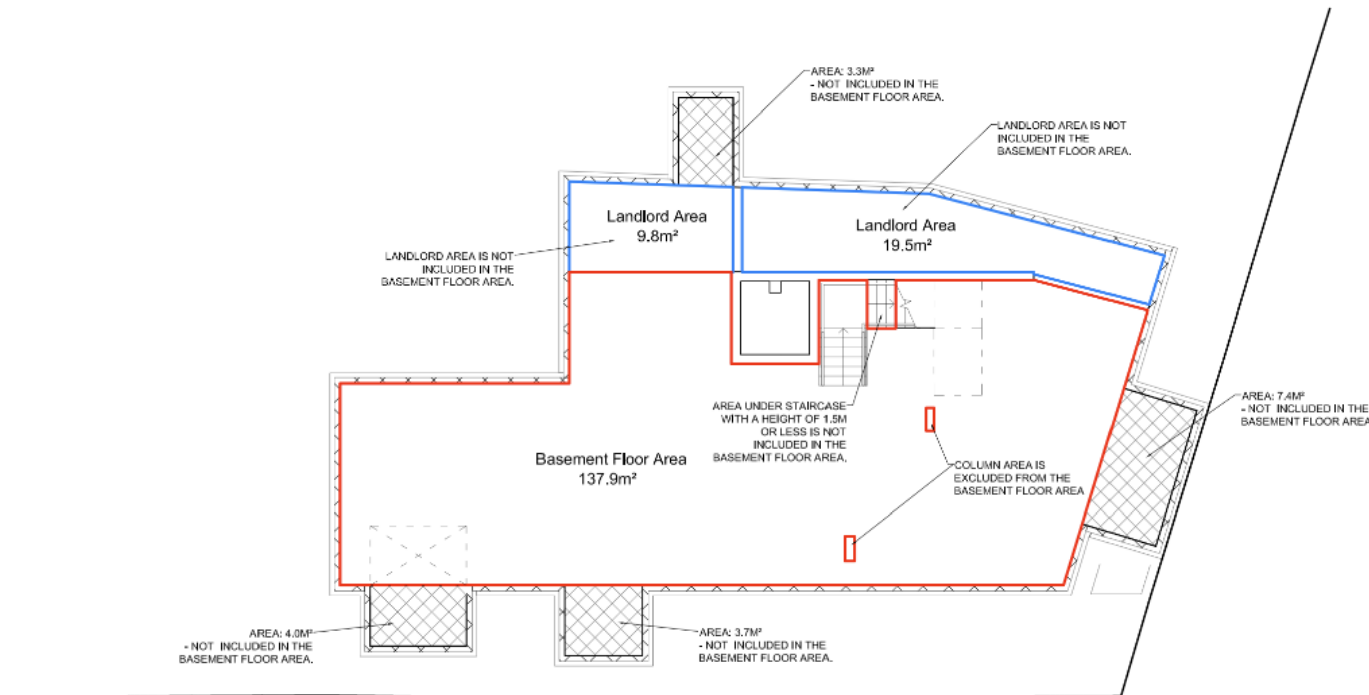
Ground Floor Area	205.3m²
W/C Area	7.8m²
Bin Store Area	9.9m²
Landing Area	4.0m²
Lift Area	3.9m²
Basement Floor Area	137.9m²
Total Area	368.8m²

Landlord Area	9.8m²
Landlord Area	19.5m²
Total Area	29.3m²

GROUND FLOOR PLAN  
Existing



<b>Euredime Ltd</b> (Blanchard Building Consultants) www.blanchard.co.uk email: brian@blanchard.co.uk 66 Hampton Road Forest Gate, London E7 8NU Telephone: 020 8519 7659 Drawn by: A.H. Checked by: B.B.		Job No: <b>3897</b> Scale: 1:500 @ A1 1:1000 @ A3 Drawing No: <b>01</b> Date: <b>NOV 2020</b> Scheme: EXISTING GROUND FLOOR Address: <b>125 HIGH ST SOUTH, EAST HAM E6 6EJ</b>
Planning Reference: Building Control reference: This drawing is not to be scaled. © Not to be reproduced without permission.		



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BASEMENT PLAN  
Existing



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Planning Reference	Building Control reference	For:

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Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900