

# RETAIL UNIT TO LET

Newly Built Commercial Unit  
New Development of 850 homes  
86 m<sup>2</sup> / 927 sq. ft  
E Class Use  
Suitable for *Coffee Shop / Patisserie /  
Bakery / Supermarket / Office e.t.c*  
New Lease Available  
Large Forecourt Included  
Shell & Core Finish  
6 mins from Upton Park Station

Unit 3, Upton Gardens,  
Green Street, London E13 9HG





### Location

Situated within the newly constructed Upton Gardens, Barrett London residential development of 842 new homes, occupying the site of the former West Ham football ground close to the junction of Barking Road (A124) with Upton Park (zone 3) station just a 6- minute walk away.

### Description

Comprising a good-sized retail / commercial unit having front and side windows providing excellent light with the approximate size: -

**Block D - Unit 03**

**86 m2**

**927 sq. ft**

**Large Front Forecourt for display purposes or seating**

### Permitted use

It has an **E Class** use designation, which means it can be used for various uses, please call us to verify exact types.

### Finish

Finished in a shell and core condition with capped services.

### Tenure:

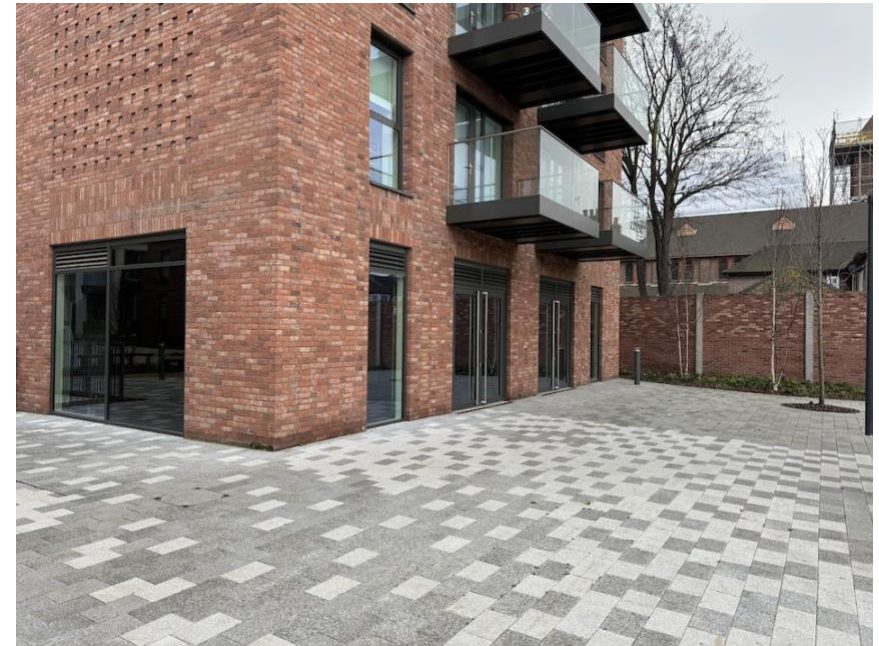
A new FRI lease will be granted for a term to be agreed upon, subject to upward-only rent reviews.

### Rent:

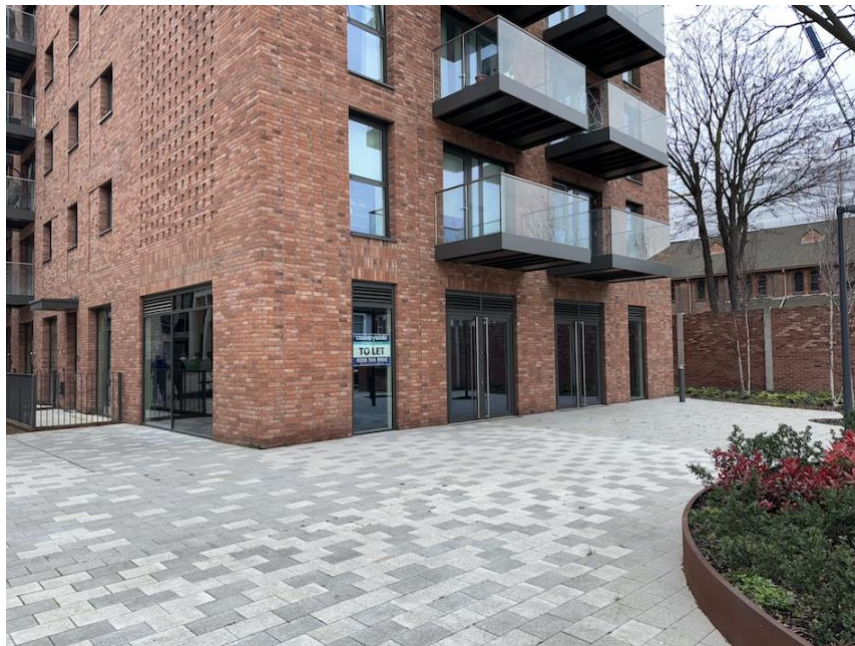
Seeking a rent in the region of **£30,000** pax plus VAT.

### Rates:

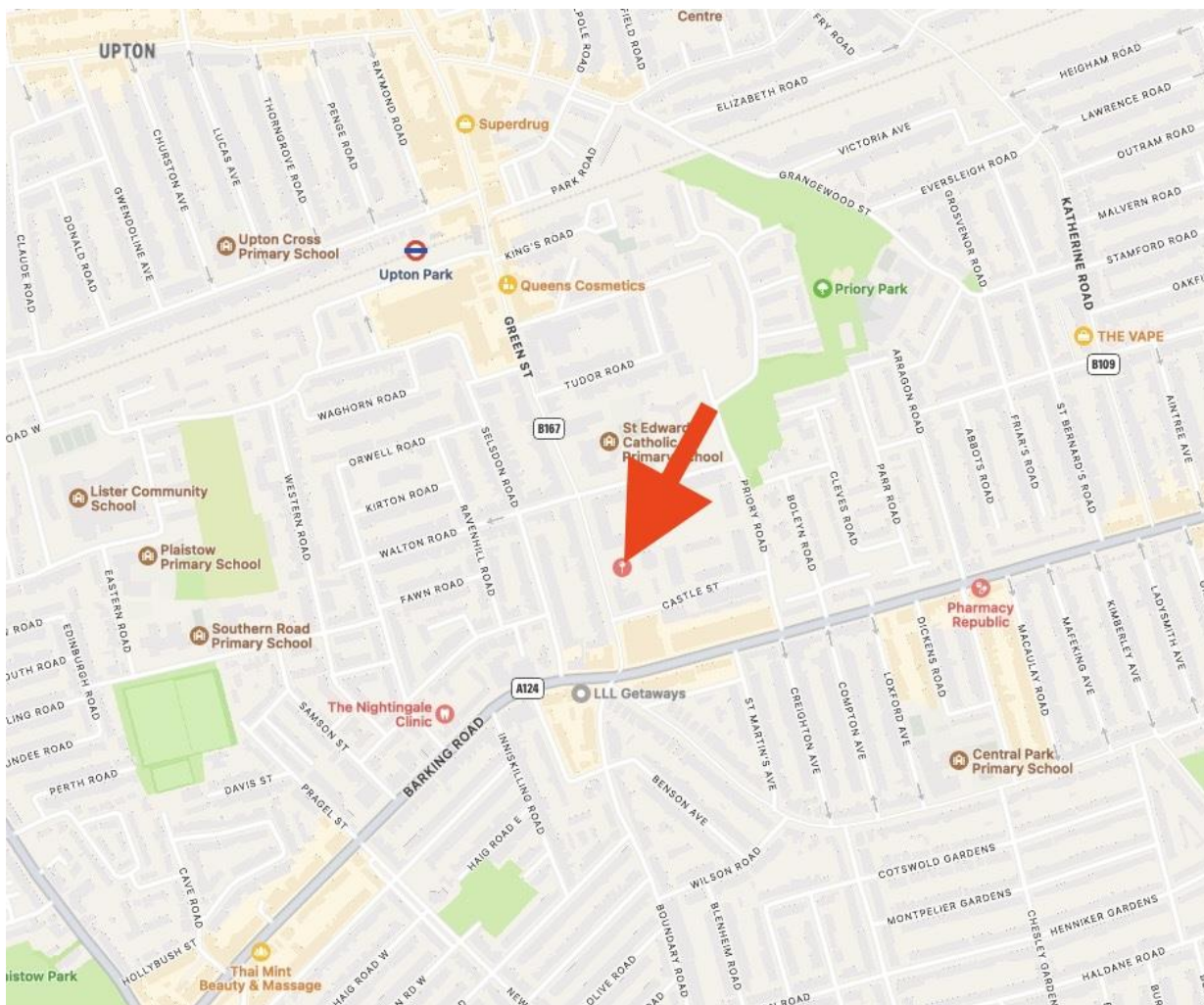
To be assessed











**Legal Costs**

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT.

**EPC**

Available Upon Request

**Reference Charge**

Countrywide Commercial (UK) Ltd charges an admin fee of £300 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant’s references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client’s account until completion.

**Viewing**

Strictly by Appointment only via sole agents

Jason Grant

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