

# RETAIL UNIT TO LET

Newly Built Commercial Unit  
New Development of 850 homes  
60 m<sup>2</sup> / 645 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 2, Upton Gardens,  
Green Street, London E13 9AZ



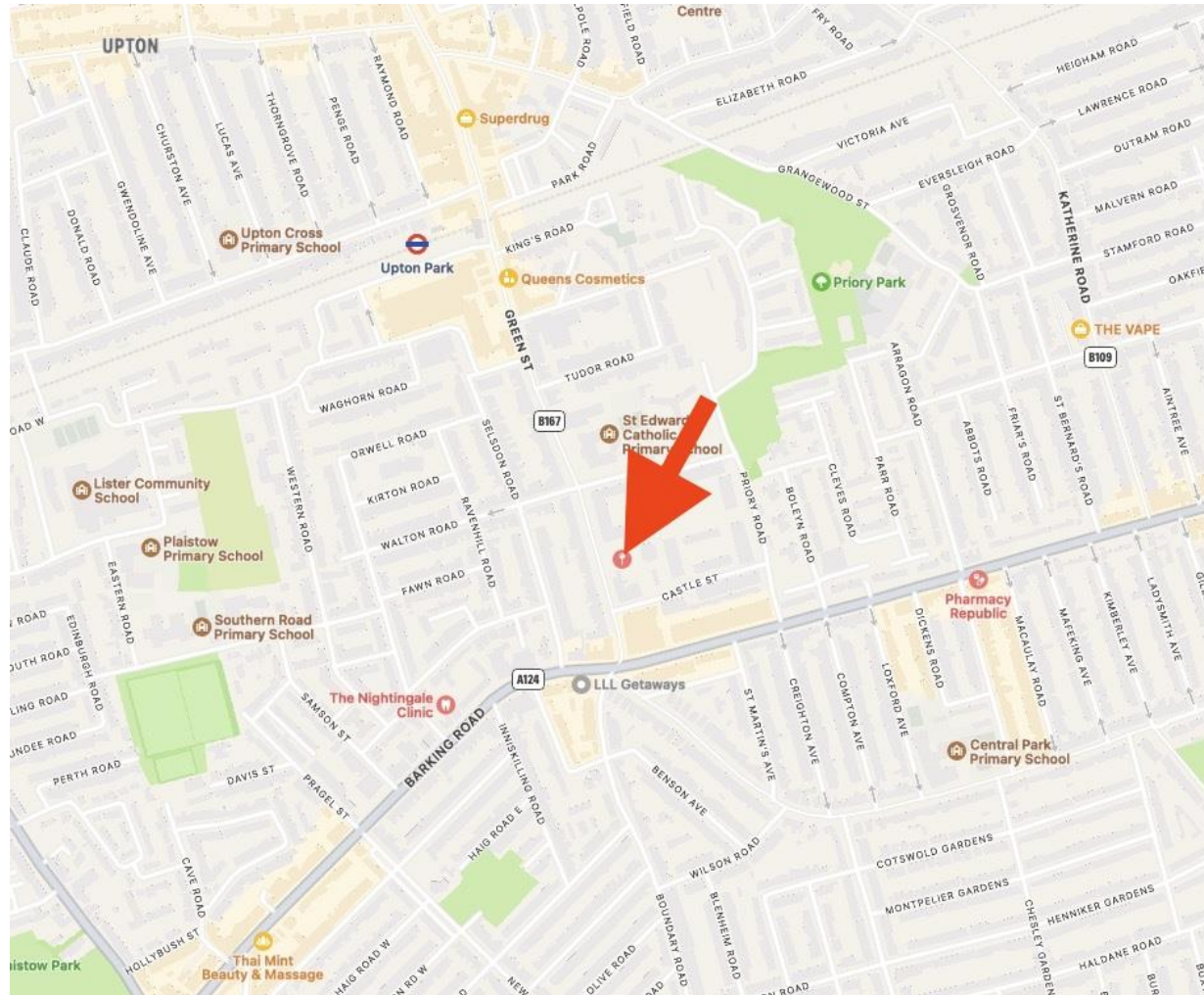












### Legal Costs

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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