

TO LET

THE MARKET
PLACE

THE MARKET PLACE, MYRTLE ROAD, LONDON, E6 1HY
15 NEW RETAIL & LEISURE UNITS IN EAST HAM TOWN CENTRE

CFC





East Ham Central Park



Bustling East Ham High Street

THE AREA

East Ham is a great place to live, work and shop, catering to a wide demographic. Within the London Borough of Newham, around 8 miles east of Charing Cross and with a resident population of around 76,000. The area benefits from excellent transport links and is becoming increasingly popular with young professionals. It is now a straightforward commute to the City of London, Canary Wharf, Stratford or the West End, served by the Hammersmith & City and District tube lines.

The new Market Place is situated at the southern end of High Street North, close to its junction with Barking Road (A124), in East Ham's busiest shopping district. East Ham Underground Station is approximately 700m (0.4 mile) to the north.



The stunning Grade II* Listed Newham Town Hall

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EAST HAM IS CHANGING

Newham has benefitted from considerable regeneration and investment since the 2012 Olympic Games. Recently, East Ham has seen significant new homes development across several major projects.

Recent and forthcoming developments include...

In addition to building The New Market Place, providing 277 new homes, Barratt Homes have redeveloped West Ham's former stadium to create the Upton Gardens scheme, bringing a further 850 homes to the area.

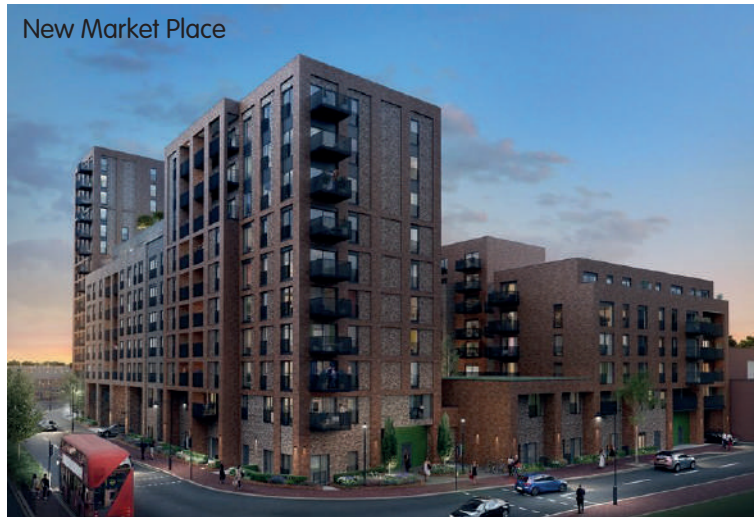
Closer to the centre of East Ham other key developments include Populo Living's Brickyard, Didsbury and Hartley Centre schemes, that will deliver a further 300+ homes.



The Old Market Hall circa 1960s



New Market Place



New Market Place



THE SCHEME

The Market Place is a striking new indoor retail arcade that will feature a water wall entrance from Myrtle Road. It will give visitors a place to eat, drink and shop in the heart of East Ham, providing a modern indoor space whilst honouring the history of the Market Hall. The redevelopment, a joint venture between Barratt Homes, Dransfield Properties and Land Management is one of East Ham's most important regeneration schemes. The development has been built on the site of the old Market Hall, owned, and operated by Land Management for 90 years, originally built to provide employment opportunities to World War 1 veterans and their families.

The site has now been transformed to provide 277 apartments and duplexes and the new Market Place shopping mall. The Market Place will include approximately 21,500 sq. ft. of retail floor space across 15 new units. With two entrances to the scheme, one on Pilgrims Way, close to Primark, and the other on Myrtle Road by Sainsbury's, shoppers will be drawn to this new town centre focal point close to East Ham's busy High Street North.



Internal View From Unit



Shop Front Visual

THE UNITS

The new units are set within an attractive enclosed shopping mall with a water feature and seating areas.

All the units will be fitted to shell and core specification with capped off services.

Some units will include a gas supply.

All units will benefit from shop fronts with striking Crittall style windows and doors.

Specific unit specifications available on request.




New Market Hall Walkways

GET A SPACE

The units are situated in the new Market Place shopping mall, just off bustling East Ham High Street North. The principal entrances to the mall are on Myrtle Road and Pilgrims Way. Primark, Tesco, Sainsbury's and Iceland are all in the immediate vicinity. The scheme benefits from 27 on site customer car parking spaces.

TAKE A PEEK TO SEE WHATS AVAILABLE...

| UNIT | SQ. M. | SQ. FT | RENT £ PER ANNUM |
|--------------|---|--------|------------------|
| 1 | 235.34 | 2,533 | 69,500 |
| 2 | 238.85 | 2,571 | 71,000 |
| 2A | LET TO UTHAYA HAIR & BEAUTY | | |
| 3A | LET TO STARBUCKS  | | |
| 3B | 98.18 | 1,057 | 30,000 |
| 4 | 181.37 | 1,952 | 65,000 |
| 5 | 327.39 | 3,524 | 76,000 |
| 6 | 120.2 | 1,294 | 45,000 |
| 7 | 70.3 | 757 | 28,500 |
| 8 | LET TO BLUE JEWELLERS | | |
| 9 | 110.1 | 1,185 | 32,500 |
| 10 | 83.6 | 900 | 29,500 |
| 11 | 128.8 | 1,386 | 45,000 |
| 12 | 127.1 | 1,368 | 37,500 |
| 13 | 99.5 | 1,071 | 29,500 |
| TOTAL | 1,821 | 19,598 | |

**Please note all rents are quoted exclusive of VAT, Business Rates and Service Charges. Subject to Contract.*



THE MARKET PLACE



The Old Market Hall circa 1920s



FURTHER DETAILS

SERVICE CHARGE

The tenant will be responsible for the payment of service charge. The current estimated service charge is £6.74 per sq. ft. per annum exclusive.

EPCS

None of the units have been occupied and require fit out. EPCs yet to be commissioned.

VAT

Please note that the property is elected for VAT. VAT will be payable on rent and service charges.

TENURE

New effective full repairing and insuring leases on terms to be agreed.

COSTS

All parties will be responsible for paying their own legal and professional costs.

TECHNICAL SPECIFICATIONS

Unit Technical Specifications available on request.

RATES

The current rateable value of Unit 5 £43,250. Based on the small business rates multiplier the approximate rates payable would be £21,581 per annum, equating to approx £9.03 per sq. ft. All other units are yet to be assessed for business rates. All interested parties must rely on their own investigations to confirm this information.



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New Mall Entrance on Myrtle Road



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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Subject to Contract. November 2023.