

# 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



**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 C - Unit 02**                              **60 m2**                              **645 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 a variety of purposes, please call us to verify the exact types.

**Finish**

Finished in a shell and core condition with capped services.

**Tenure:**

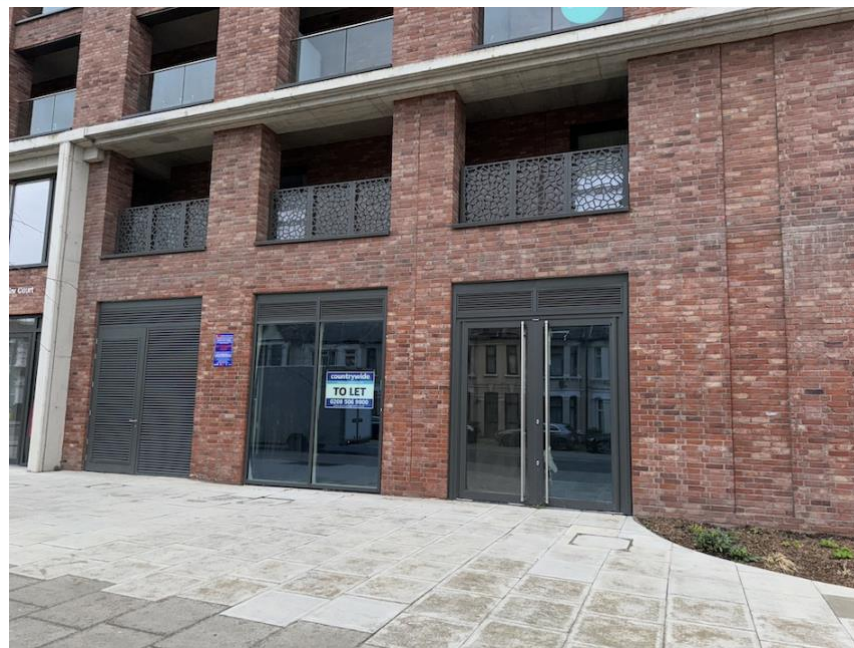
A new FRI lease will be granted for a term to be agreed upon and will be subject to upward-only rent reviews.

**Rent:**

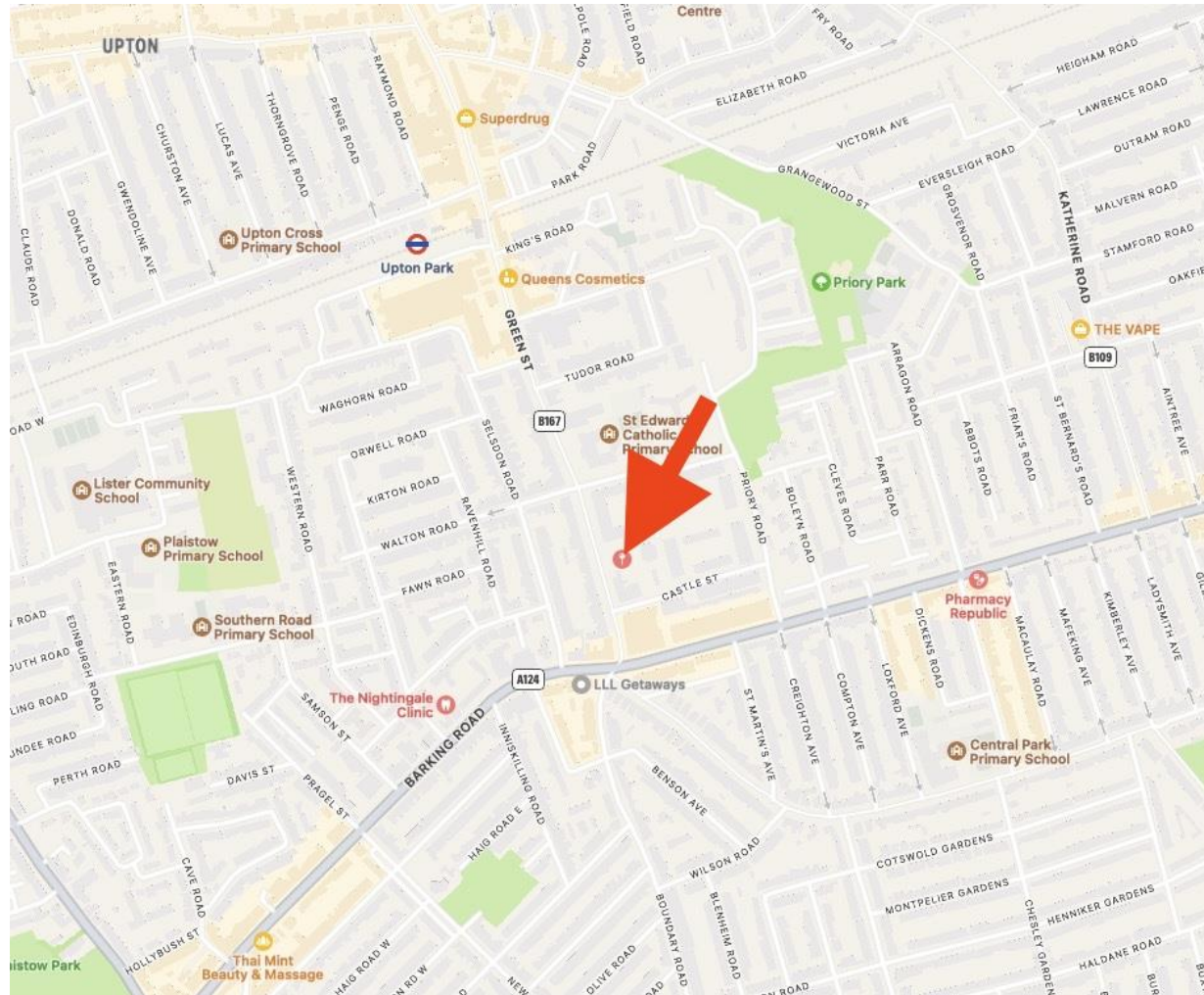
Seeking a rent in the region of **£22,000** pax plus VAT.

**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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