

020 8559 1122

info@claridges-commercial.co.uk

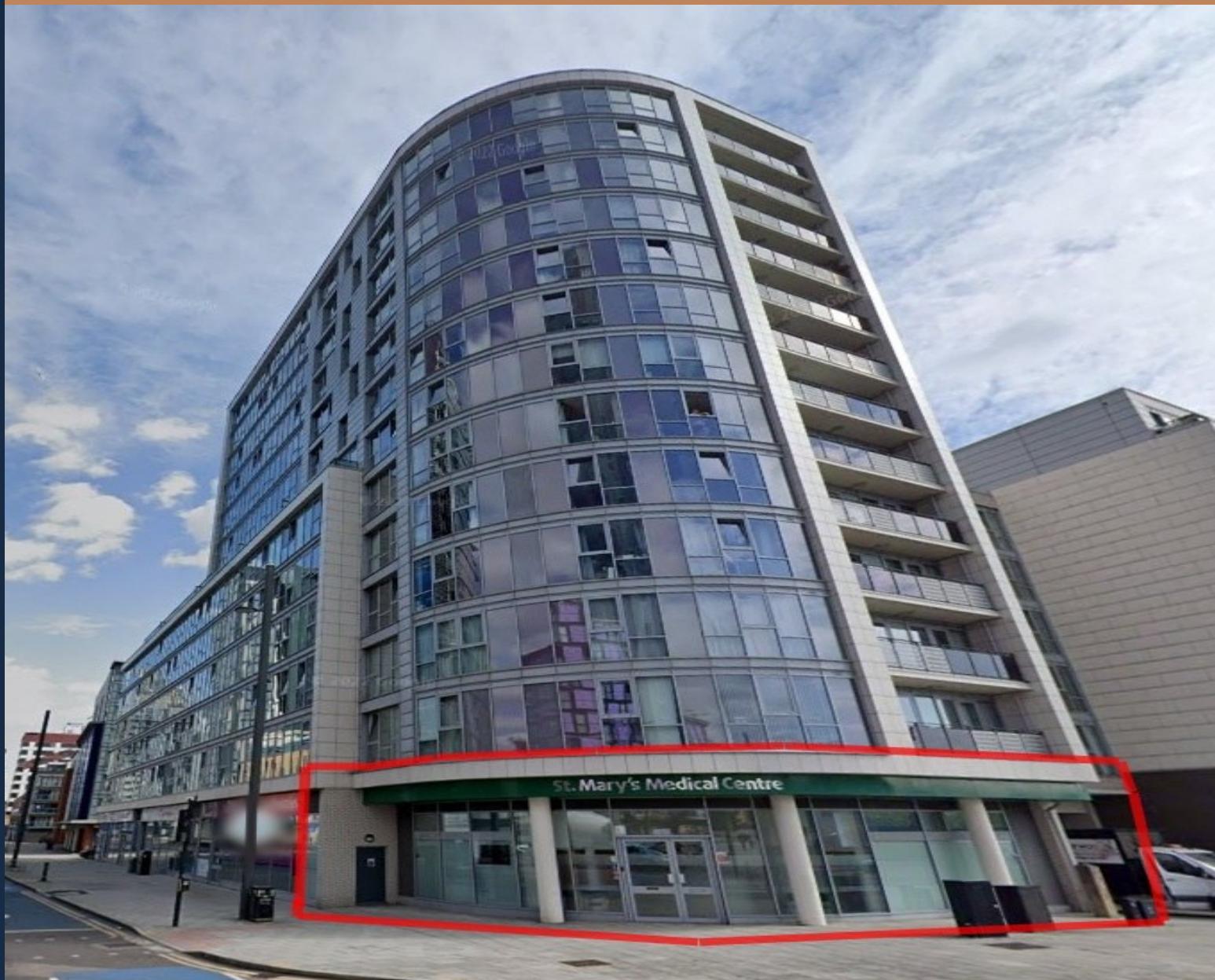
claridges-commercial.co.uk

# Commercial Investment For Sale Virtual Freehold

## High Street, Stratford, London E15

Our Services Include:

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice



## Description

Comprising a double height prominent corner retail unit which has had a mezzanine installed to increase the useable area and is fully let to an online pharmacy business. The premises are situated on the ground floor of a modern residential block of flats in this popular urban area of Stratford in East London. The premises also include one underground parking space. The tenants have a thriving business and the last rent review has been agreed with fixed annual uplifts and a further rent review in 2028. This represents a good income producing investment with potential for further growth.



## Location

Situated on the corner High Street, Stratford and Rick Roberts Way with frontages to both roads. The site is located on the south side of High Street with direct access to facilities of Stratford Town Centre, including Westfield Shopping Centre. There are bus routes and train stations including Docklands Light Railway and Stratford Overground and Underground stations all within walking distance.

## Areas

Gross internal area — 1281 sq ft (119 sq m)

## Tenancy

Let to St Mary's Medical Centre for a term of 15 years from 31st October 2013 at a current rental of £32,000 pa plus fixed rent increases as follows:

1 Nov 2025 to 31 Oct 2026 - £33,000 pa  
1 Nov 2026 to 31 Oct 2027 - £33,500 pa  
1 Nov 2027 to 31 Oct 2028 - £34,000 pa

There will be a further rent review in November 2028.

## Tenure

Virtual freehold and held on a 997 year lease from 31st October 2013 at a peppercorn ground rent (thus having 985 years remaining).

## Terms

Offers in the region of £475,000

EPC - Band C

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## Viewing

By appointment only via:

0208 559 1122

[info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)  
[claridges-commercial.co.uk](http://claridges-commercial.co.uk)

## Offices

17 Hanover Square  
London W1S 1BN

Connaught House, Broomhill Road,  
Woodford Green, Essex IG8 0XR