

London - Unit 5 IbeX House, Leytonstone Road, Stratford E15 1SE  
Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



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# London - Unit 5 Ibex House, Leytonstone Road, Stratford E15 1SE

## Retail Shop to Rent



### Property Features:

- Comprises ground floor shop with additional storage rooms, a kitchen and W/C.
- VAT is applicable to this property
- Located within  $\frac{3}{4}$  of a mile from Stratford Shopping Centre and Stratford Rail Station, immediately to the east of the Olympic Park
- Occupiers close by include number of restaurants/takeaway, estate agents and barbers.

### Property Description:

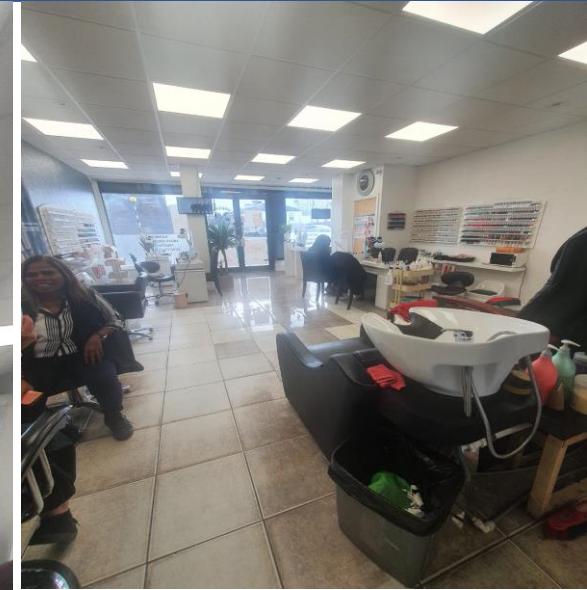
Comprises a ground floor shop with additional storage rooms, a kitchen and W/C.

Gross frontage - 19'0

Net frontage - 18'0

Shop depth - 42'1

Build depth - 49'6



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### Location:

Stratford, home to London 2012 forms part of the London Borough of Newham and is situated some 6 miles north-east of Central London to the north of the Docklands area. Access to the city is via the A11 and the A102(M) provides access to the M11 Motorway. Stratford Rail Station serves the area as does the London underground (Central and Jubilee Line) and the Docklands Light Railway. Stratford International rail terminal provides frequent fast services to Central London and Kent. The property is located within  $\frac{3}{4}$  of a mile from Stratford Shopping Centre and Rail Station, immediately to the east of the Olympic Park. The property is situated at the junction of Leytonstone Road, which forms part of the A11, opposite Maryland Rail Station (one stop to Stratford) and its junction with Forest Lane. Maryland is a busy local retail centre with a wide range of retailers. Occupiers close by include number of restaurants/takeaway, estate agents and barbers.

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £240.39 + VAT per week (PCM: £1,041.67 + VAT)

Deposit: 3 Months

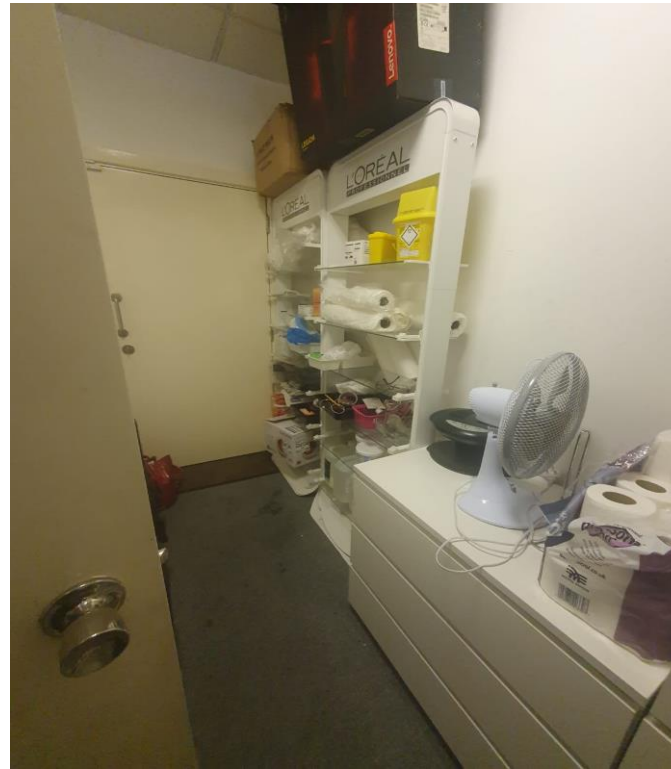
The incoming tenant will be responsible for the legal costs and admin fees.

### Rateable Value:

More details available on request.

### EPC:

Certificate and further details available on request.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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