



The Agency LDN T/A Stonebridge, 248 High Street North, Manor Park, London, E12 6SB
Telephone : 020 8590 1499 Email : info@stonebridgelondon.co.uk
Web : https://www.stonebridgelondon.co.uk



Commercial Property, High Street, East Ham, E6 2HT
Guide Price £70,000 pa Available Now



- New Long Term Lease Available
- Prime High Street Location
- Very High Footfall Position
- Large Open Plan Shop Floor
- Rear Stock Room With Extension Potential
- Partition Wall Allowing Reconfiguration
- Substantial Basement Storage
- Rear Access For Deliveries
- Surrounded By Established National Brands
- Premium Required



Stonebridge are pleased to present this well-positioned commercial premises available on a new long term lease, situated within a highly active high street location benefiting from exceptional footfall.

The property comprises a substantial open plan shop floor, providing an excellent front-facing trading area with strong visibility. To the rear, there is an additional stock room which is currently separated via a partition wall. This offers clear asset management upside, as the space can be opened up to significantly extend the main retail trading area, subject to occupier requirements.



Further enhancing the offering is a sizeable basement, providing extensive storage capacity, alongside the benefit of rear access which supports operational efficiency including deliveries and logistics

The unit is presented as a clean shell, allowing an incoming occupier full flexibility to fit out and configure the space in line with their brand and operational model.

Strategically located amongst established high street operators including Holland & Barrett and WHSmith, this position offers strong co-tenancy fundamentals and consistent passing trade



This is a strong opportunity for a retailer or service-led operator seeking a scalable footprint within a proven trading location.

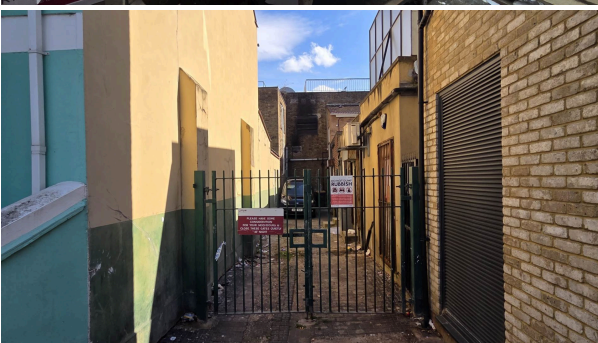
Shop Floor 12.41 m X 5.0 m
Storage/Stock Room 5.0 m X 3.95 m (5.1m X 1.0m)
Basement Storage 7.0 m X 5.00 m

Premium required please call to enquire



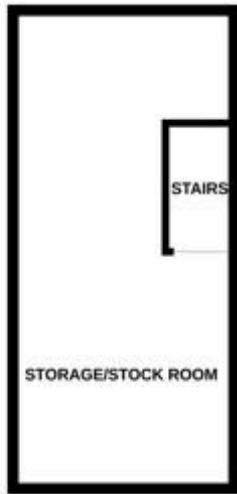
Business Rates

London Borough of Newham, Business Rates





BASMENT



GROUND FLOOR

