

RETAIL UNIT TO LET 326 GREEN STREET, LONDON, E13 9AP



RETAIL UNIT - TO LET

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DESCRIPTION

The property comprises a retail unit with ancillary stores located on the Ground Floor and Basement of a newly built 3 storey building.

LOCATION

The property is situated on the western side of Green Street close to the junction with Plashet Grove.

Nearby occupiers include: Shoe Zone, Superdrug, Tesco Metro, Holland & Barrett, Iceland and Ladbrokes.

ACCOMMODATION

Ground Floor: 1104 sq ft
Basement: 686 sq ft
Frontage: 11.54
Depth 71.17 ft

TERMS

The property is offered on a new lease, on flexible FRI Terms.

RENT

Offers are sought in excess of £90,000 per annum exclusive.

PREMIUM

Offers are sought for this valuable leasehold interest.

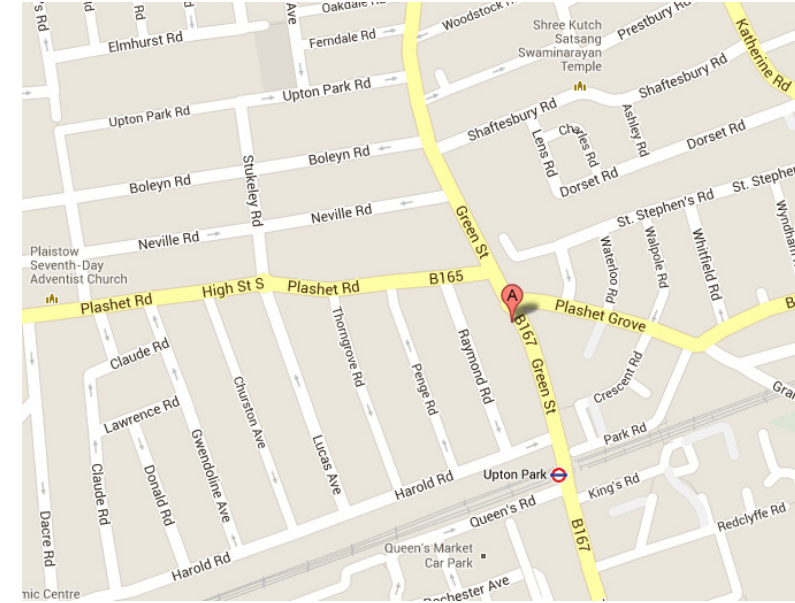
RATES

The property is situated within the London Borough of Newham, and has yet to be re-assessed following the rebuild.



AMENITIES

- 3 Phase Electric
- Gas Supply
- Shell Condition
- 10.26 feet Basement head height
- Good Travel Links
- Excellent passing trade



TRAVEL LINKS

Upton Park Tube Station
District, Hammersmith & City Line
(0.1 Miles - 2 Minutes Walk)



CONTACT INFORMATION

Further information and arrangements to inspect the property are to be made through sole agents McBryer Beg:

Peter McBryer
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peter@mcbryerbeg.com

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents also we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

No 328

No 326

footpath

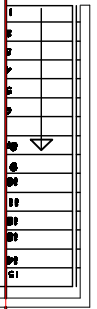
Ground Floor Plan

SHARED DRIVEWAY

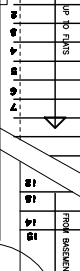
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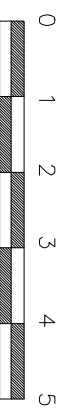
basement storage area
58 sq m (inc stairwell)



access way
to no. 238



Basement Plan



SCALE 1:100 at A3 plot scale in metres