

CANNING TOWN – HALLSVILLE QUARTER - E16 IGW



STORE TO LET ADJACENT TO MORRISONS – SPLIT OPTIONS CONSIDERED

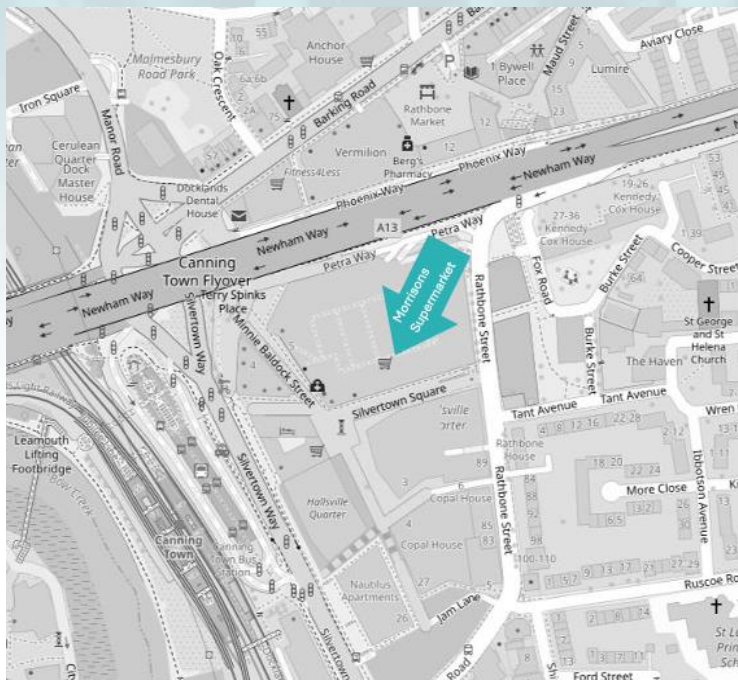
LOCATION

Canning Town to the east of London benefits from good direct regular bus, rail (DLR) and tube links (Jubilee Line) into central London and is benefiting from a number of new and ongoing housing and commercial developments.

Forming part of the Canning Town and Custom House Regeneration Programme, being delivered over five phases, Hallsville Quarter is the new town centre, providing new homes, leisure and retail spaces and community facilities.

Other occupiers already represented nearby include: **Superdrug, Starbucks, Pret A Manger Tian Tian Market, The Gym Group, McDonalds, IBIS & Lidl.**

The store occupies a prominent corner position as you enter Hallsville Quarter and can be connected directly into Morrisons. There is car parking beneath Morrisons, and the main bus/train interchange is located nearby.



RATING

We understand that the rates payable are: £170,000.

Interested parties are advised to make their own enquiries with the local rating authority to verify te assessment.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

TERMS

The unit is available by way of new effectively full repairing and insuring sub-lease, for a term to be agreed. Rent on application.

A service charge is payable. Further details available upon request.

ACCOMODATION

The property is arranged over ground and first floor and provides the following gross internal areas:

Ground Floor Sales	19,836 sq.ft. (1,842 sq.m)
First Floor Ancillary	3,397 sq.ft. (316 sq.m)
TOTAL:	23,233 sq.ft (2,158 sq.m)

**Subject to onsite verification.*

The premises could be split – further details on request.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson:

Adrian Johnson Tel: 0113 4507008/ 07747 610111

Email: adrian@rj-ltd.co.uk

Or our joint agents:

Cushman & Wakefield

David McCosh; Tel: 0207 1525783/ 07762 819652

Email: David.McCosh@cushwake.com

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.