



STATION DRY CLEANERS

To let

Kiosk in ticket hall, Wanstead
Underground Station, E11 2NT

Places
for
London

 The TfL Property
Company

Wanstead is a London Underground station in Wanstead in the London Borough of Redbridge, east London. on the Hainault loop of the Central line. Towards Central London the next station is Leytonstone. Towards Woodford it is Redbridge. It is in Travelcard Zone 4.

The unit is located next to another newsagent's unit within the station. These are the only two retail units within the station.

Zone 4

London Underground station

1.95 million

Annual Station Footfall



Description:

The unit has great visibility when entering and exiting this ticket hall. It will be handed over in shell condition with capped off services. The unit has a roller shutter with a single door for entry and exit.

Unit Size:

Total: 136 sq ft (12.63 sq m)

Services:

Power (32 Amp), Water & Drainage.

Usage:

Retail, F&B & Services.

Lease:

5 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be an agreed base rent of £15,000 or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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