

CLASS E OPPORTUNITY

BECKTON

15 MARY ROSE MALL

Description

Beckton is a district located in the London Borough of Newham in East London, England. It's situated approximately 8 miles east of Central London. The area is served by various transportation options, including the Docklands Light Railway (DLR) and several bus routes.

The unit is located within Mary Rose Mall in Beckton. The retail park has a number of retailers including **Cake Box, Timpson, Post Office William Hill, McDonalds** and **Asda**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor providing the following approximate areas:

Ground Floor Sales	1,813 sq. ft.	(168.43 sq. m)
Ground Floor Ancillary	233 sq. ft.	(21.65 sq. m)
First Floor	876 sq. ft.	(81.42 sq. m)
Total	2,922 sq. ft.	(271.50 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 27 July 2026. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£22,000

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£39,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of D. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

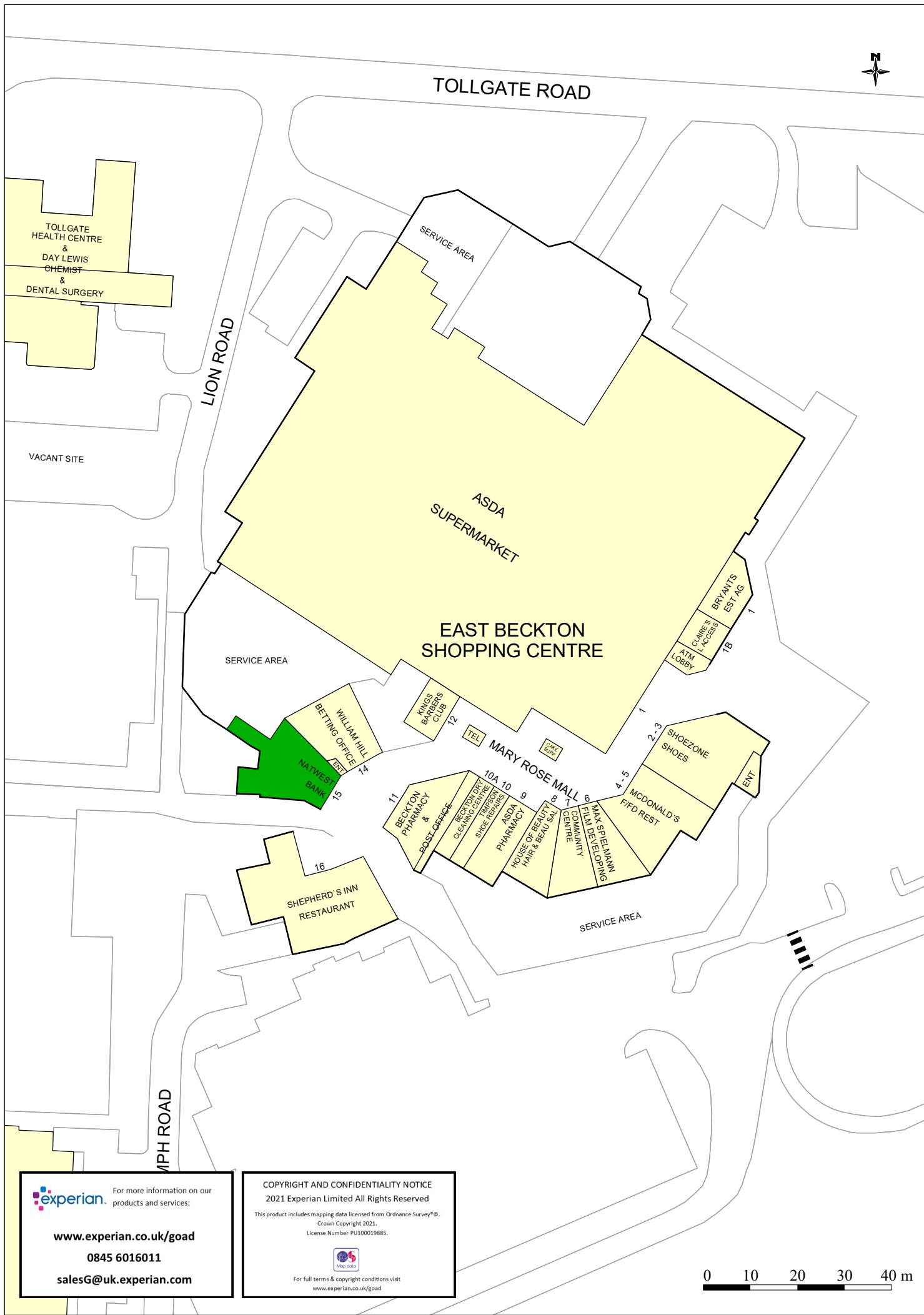
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