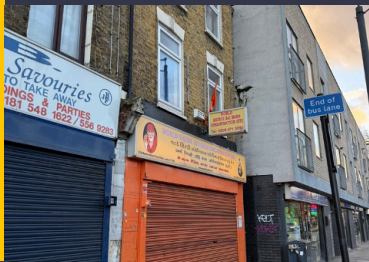


# FOREST GATE (E7), STRATFORD



## COMMERCIAL PROPERTY LEASE FOR SALE

### KEY FEATURES



- Former three-storey Place of Worship with prominent frontage
- Offering F1 (D1) use – Ideal for education, veterinary, surgeries, nursery or day centers, art galleries, museums, libraries, training centers, halls, churches, and more.
- Approximately 1,700 sq. ft (all floors combined)
- Main hall space capable of seating around 50 people
- Comprises of main hall space, kitchen, multiple rooms and WC facilities

### TENURE & PRICING

Lease - 6yrs remaining until October 2031(Extendable)

Premium - £45,000 (Negotiable)

Annual Rent - £46,510 per annum (Non-negotiable)

### INTERNAL DETAILS

#### Ground Floor

- Main hall covers 50 people
- WC with Storage space

#### Loft/Storage

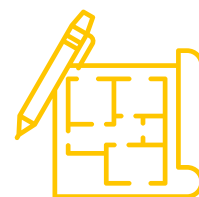
- Ample space with fully boarded storage
- Storage space (extended)

#### First Floor

- 3 Individual Rooms
- Kitchen/Prep area

#### Second Floor

- One Large Room
- Kitchen/Pantry
- Ladies and Gents WC



### EXTERNAL DETAILS

#### Dedicated Parking

- Car Parking: Dedicated car park available and off road council car park for your convenience.

