

## AVAILABLE - TO LET

THE OLD FIRE STATION, 1 HIGH STREET SOUTH, LONDON, E6 6EN

A3/A4 Restaurant For Rent, 1,679 Sq Ft £37,500 Per Annum Exclusive

All enquiries to

**020 8520 9911**

[strettons.co.uk](http://strettons.co.uk)



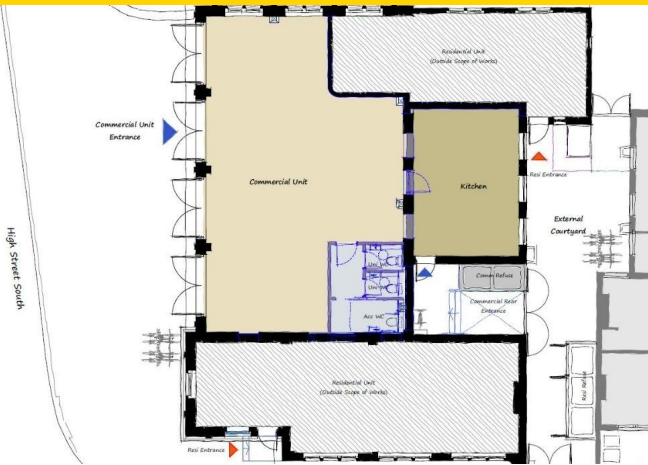
**STRETTONS**

EST 1931



# THE OLD FIRE STATION, 1 HIGH STREET SOUTH, LONDON, E6 6EN

A3/A4 Restaurant For Rent, 1,679 Sq Ft £37,500 Per Annum Exclusive



An attractive and imposing space adjoining the Town Hall site and forming part of an adopted town centre and conservation area. The area has a densely populated residential community and a veritable mix of retail, office and leisure spaces in the immediate vicinity. Situated to the south of East Ham station, approximately 0.5 miles walking distance via High Street North. The area is a popular local shopping destination featuring a number of national retailers including; Primark, Sainsbury's, The Co-Op, McDonalds, Costa, Poundland, Boots, Argos, EE, Vodafone, O2, JD Sports, Foot Locker and Deichmann as well as most banks and building societies.

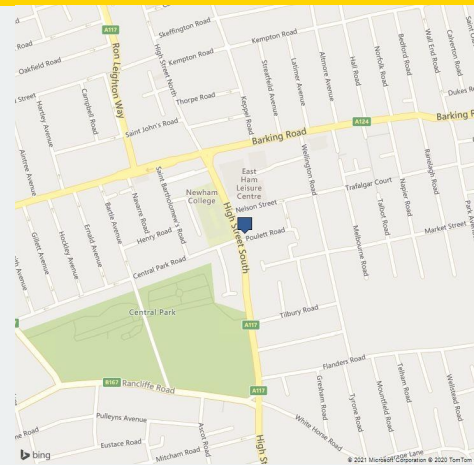
The property is currently under going completion of building works. The works are set to complete early summer '21 ready for occupation.

## Highlights

- Floor to ceiling clearance, in excess of 3m
- Internal electric security shutters
- Strip lighting
- Contemporary self levelling screed
- WC's wall mounted and DDA compliant
- Provision for HVAC installation

Rent	£37,500 Per Annum Exclusive
Business Rates (Est)	Borough of Newham Interested parties are advised to make their own enquiries.
Building type	A3 & A4 Consent
EPC Rating	TBC

Floor	Size Sq Ft
Ground Floor GIA	1,679
Total Internal Area	1,679



## Contact us

### Strettons

Waltham House, 11 Kirkdale Road, London, E11 1HP  
strettons.co.uk  
020 8520 9911  
@strettons1931

### Sean Crowhurst

D 020 8509 4436  
sean.crowhurst@strettons.co.uk

### Oliver Rodriguez

D 020 8509 4450  
oliver.rodriguez@strettons.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.