



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9393
www.kearneybell.co.uk

STRATFORD, 104-106 BROADWAY

- HIGHLY PROMINENT RESTAURANT UNIT TO LET
- NEW 62 UNIT YOTELPAD OPENING IN 2024

ACCOMMODATION

Approximate internal areas are below.

Ground floor	166 sq m	1,787 sq ft
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TIMING

Target handover estimated to be April 2024.

HANDOVER SPECIFICATION

The unit is to be handed over in shell condition with capped services, new shopfront and glazing.

RATES

Interested parties are advised to make their own enquiries via the local authority as the unit is currently in shell condition.

SERVICE CHARGE

TBC. Further detail available on request.

EPC

Available on request.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

PLAN

Scale plan available on request.

Viewing by appointment with: **Aaron Bell**
020 3773 9393 / 07920020048 / aaron@kearneybell.co.uk



LOCATION

Stratford is one of the leading shopping, entertainment and leisure destinations in London. The property is located on the western side of Broadway, close to a number of food outlets including Nando's, Wendy's, Big Joe's Café & Grill, GDK, Starbucks and The Sportsman.

The YOTELPAD over the upper parts (CGI above) is the first of its kind outside of the USA, adding to the existing YOTEL'S AND YOTELAIR'S around the world.

TENURE

The property is available on a new lease for a term to be agreed.

RENT

On application. The rent is subject to VAT and payable quarterly in advance.

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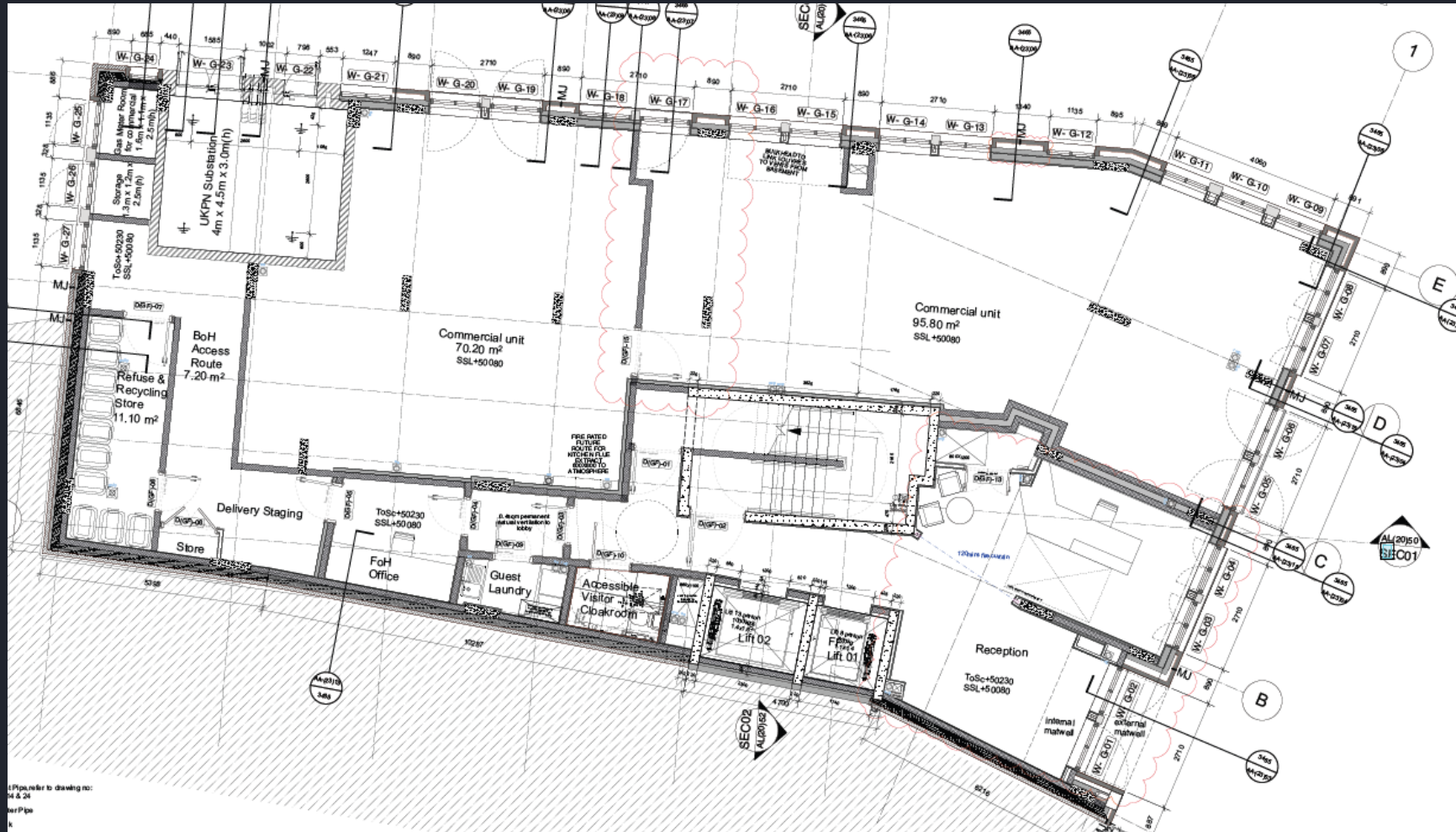
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PLEASE NOTE THAT THE COMMERCIAL UNITS WILL BE LET AS A WHOLE AND NOT INDIVIDUAL UNITS

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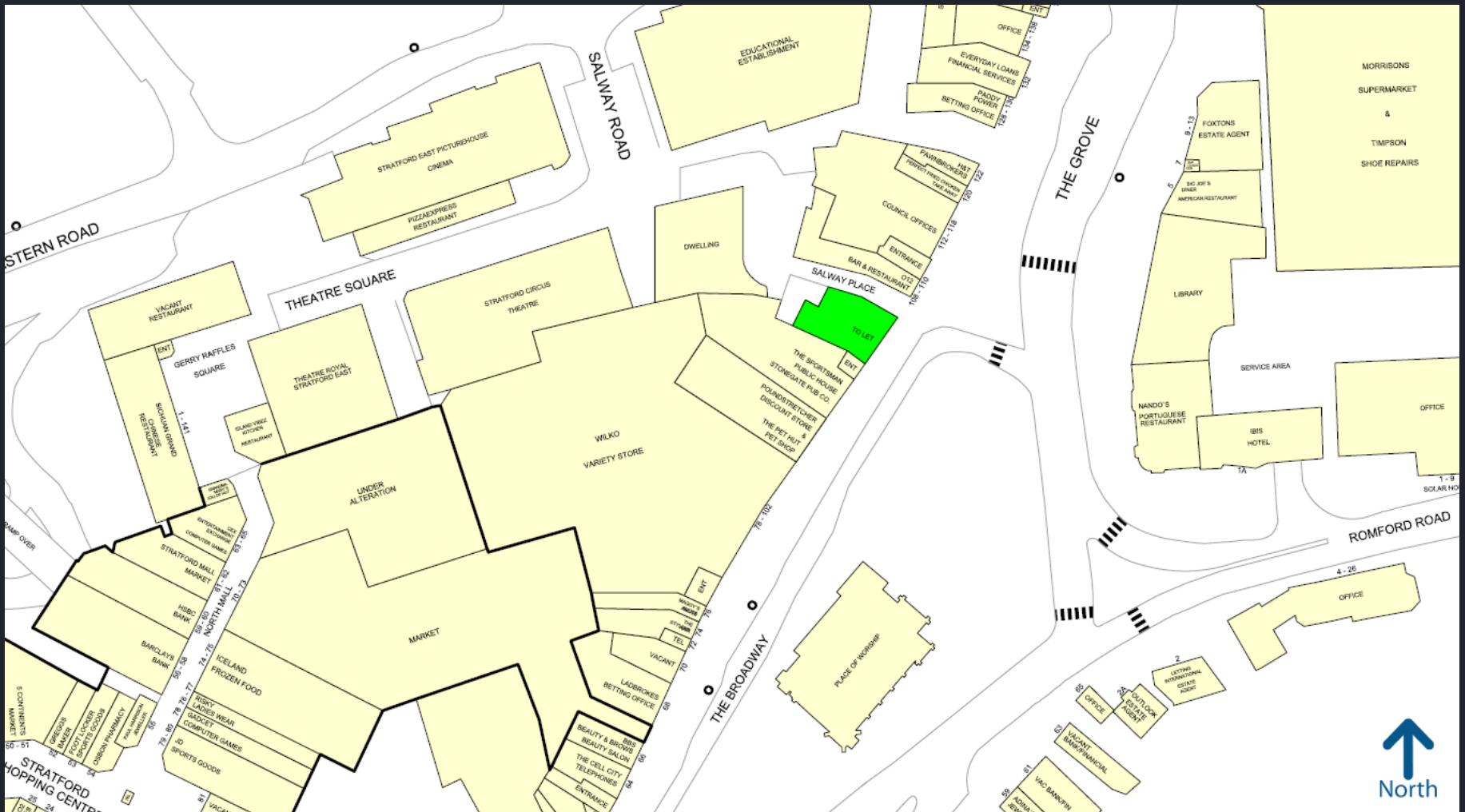
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