

Shop - Leyton, E10

TO LET

623 High Road, Leyton
London, E10 6RF

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Ground floor shop to let on High Road, Leyton E10
- Measures 702 square feet (65.2 square metres) approximately
- Within close proximity to Leyton Midland Road Overground Station (Zone 2)
- New lease available with no premium
- EPC rating - C

Location

The property is located on High Road, Leyton (A112) between the junctions of Coopers Lane and Brewster Road within easy walking distance of Leyton Midland Road Overground Station which is on the Gospel Oak to Barking line. Leyton Tube Station, which is on the Central Line is approximately 1 mile away. Numerous bus routes serve the immediate area. The A12 and A406 are easily accessible from the property and Stratford is approximately 2.9 miles away. Directly opposite is a mixed-use development scheme recently completed by Bellway Homes comprising 50 new homes and a Sainsbury's Local which occupies the ground floor commercial unit.

Description

The property comprises a ground floor retail shop measuring 702 square feet (65.2 square metres) approximately and falls within use class E. The property benefits from a glazed shop front, electric shutters and the rear yard allows for access and deliveries.

Please note that the sizes given are approximate only and supplied by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £12,250

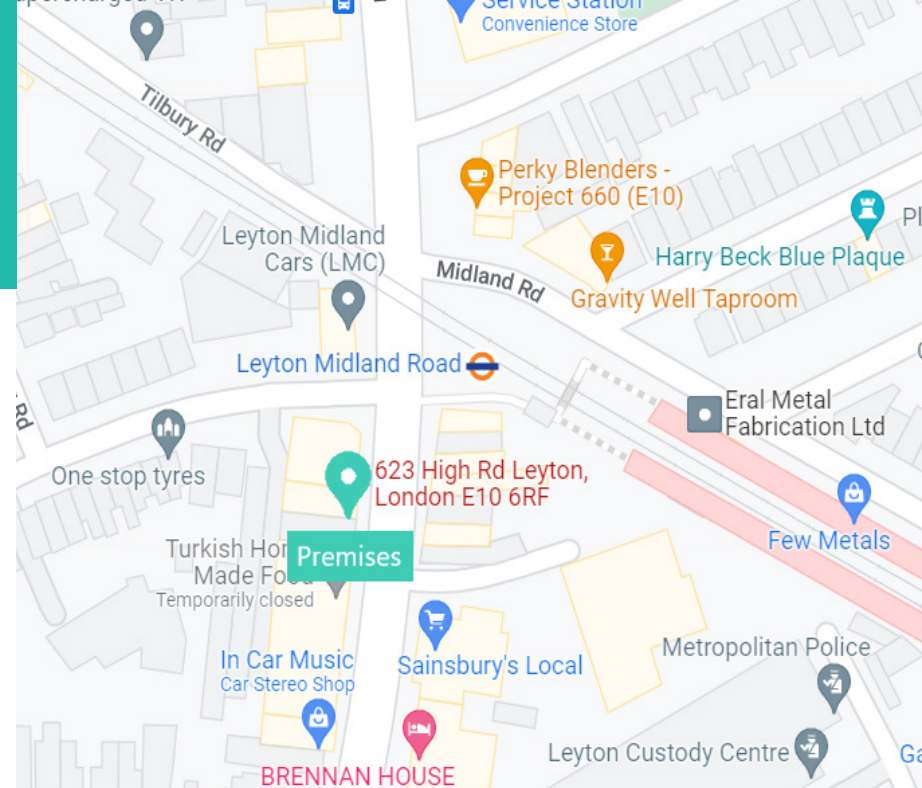
UBR (2022/23): 49.9p/£

Rates Payable: £6,112.75

Some tenants might benefit from small business rates relief. These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Waltham Forest business rates department.

Terms

The property is available with a new FRI lease at £18,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£18,000 per annum

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