

Shop/Office - Leyton, E10

TO LET

311 Capworth Street, Leyton,
London, E10 7BA

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Corner commercial unit on Capworth Street, Leyton
- Approximately 748 square feet (69.5 sq m) over ground floor and basement
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

Location

The property is located on Capworth Street, Leyton near to the junction with Church Road. Leyton station is 1.1 miles away and provides a regular service into central London via the London Underground (Central Line). The area is well served by buses. The A406 (North Circular) is approximately 2.2 miles away and provides access to the A10, A12 and M11.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit most recently used as an office. The property measures as follows;

Ground Floor = 349 square feet (32.4 square metres)

Basement = 399 square feet (37.1 square metres)

Total = 748 square feet (69.5 square metres)

It benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining appropriate consents.

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

Business Rates

2023 Ratable Value: £6,800

UBR (2023/24): 49.9p/£

Rates Payable: £3,393.20

The tenant may benefit from small business rates relief. All interested parties are advised to check with the London Borough of Waltham Forest business rates department.

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 £12,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£12,000 per annum

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