

Mixed-Use Freehold Investment - Leyton, E10

FOR SALE

830 High Road, Leyton
London E10 6AE

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- A desirable freehold multi-let mixed-use investment opportunity in Leyton, east London
- Arranged over 3 floors comprising of 1 x commercial unit and 2 x self-contained flats
- Close to the Bakers Arms junction on the boarder of Leyton and Walthamstow
- Offers are invited in excess of £800,000, which represents a gross yield of 7.2%, against the current passing rent of £57,600 per annum. This equates to approximate capital value of £474 per square foot

Location

The property is located on High Road, Leyton (A112) close to the Bakers Arms junction which is a busy intersection on the boundary of Walthamstow and Leyton. The adjoining roads at the junction are Hoe Street and Lea Bridge Road. The closest station is Walthamstow Central which is 0.8 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. The A406 (North Circular) and M11 are both within close distance and the area is well served by buses. Nearby occupiers include Poundstretcher, Tesco, Domino's Pizza, and Greggs.

Please note all distances given are approximate only.

Description

The property is arranged over three floors. The ground floor has commercial use and is occupied by a carpet and flooring showroom. The uppers parts provide 2 x self-contained flats accessed from High Road, Leyton. Both flats consist of two rooms, kitchen and bathroom.

Please note that the size given is approximate only. All interested parties are advised to rely on their own inspection and survey.

Tenancy

The ground floor is currently occupied by private individual on a recently renewed lease for a term of 12 years beginning March 2022 with a current passing rent of £24,000 per annum.

The flats are let on AST agreements. Please refer to the schedule for more detail.

Terms

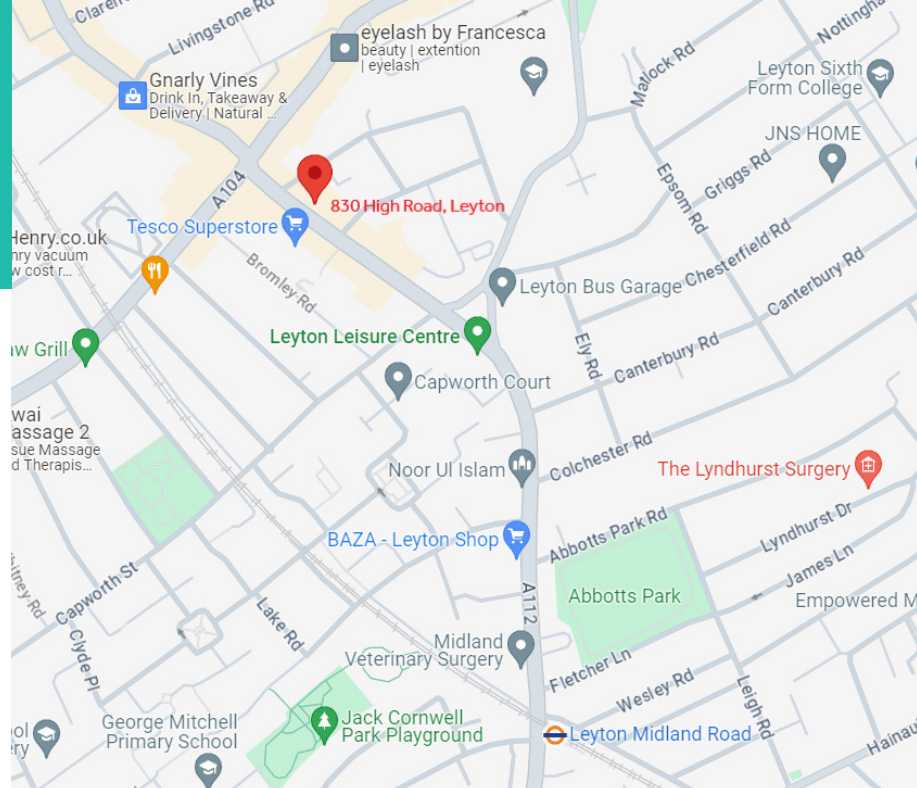
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Tenure

The freehold interest is to be sold subject to the existing tenancies.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price:

Offers in excess of £800,000

Harston&Co

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Tenancy Schedule – 830 High Road, Leyton, London, E10 6AE

Property	Tenant	Income	Floor	Size (sq m)	Size (sq ft)	Bedrooms
Shop	Private	£24,000	Ground	64.67	696	N/A
Flat A	Private	£16,800	First	46	495	1
Flat B	Private	£16,800	Second	46	495	1
		£57,600		156.67	1,686	