

Commercial Unit - Leytonstone, E11

TO LET

NO SALE - NO FEES - NO LET - NO FEES



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079 4002 2742

220 High Road, Leytonstone,
London, E11 3HU

Harston&Co

For more information call us
on 020 3371 0061

0208 6179 585

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07957604074

220

Property
Redress
Scheme
OPENING HOURS
MONDAY TO FRIDAY
10am TO 6pm



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Highlights

- Ground floor commercial unit on Leytonstone Road, E11 close to Maryland station
- Measuring approximately 468 square feet (43.52 square meters)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

Location

The property is located on High Road, Leytonstone in between the junction with Steele Road and Belton Road. Leyton tube station is 0.5 miles away which is on the Central line providing a direct route into central London. Maryland Station is 0.3 miles away which is on the Elizabeth line (Crossrail) providing a regular service into London Liverpool Street. The area is well served by buses.

Please note all distances given are approximate only.

Description

A self-contained commercial unit measuring 468 square feet (43.52 square meters). In addition there is a basement with hatch access measuring 361 square feet (33.58 square metres). The property would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from electric shutters, w/c, and kitchenette.

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

2024 Ratable Value: £13,000

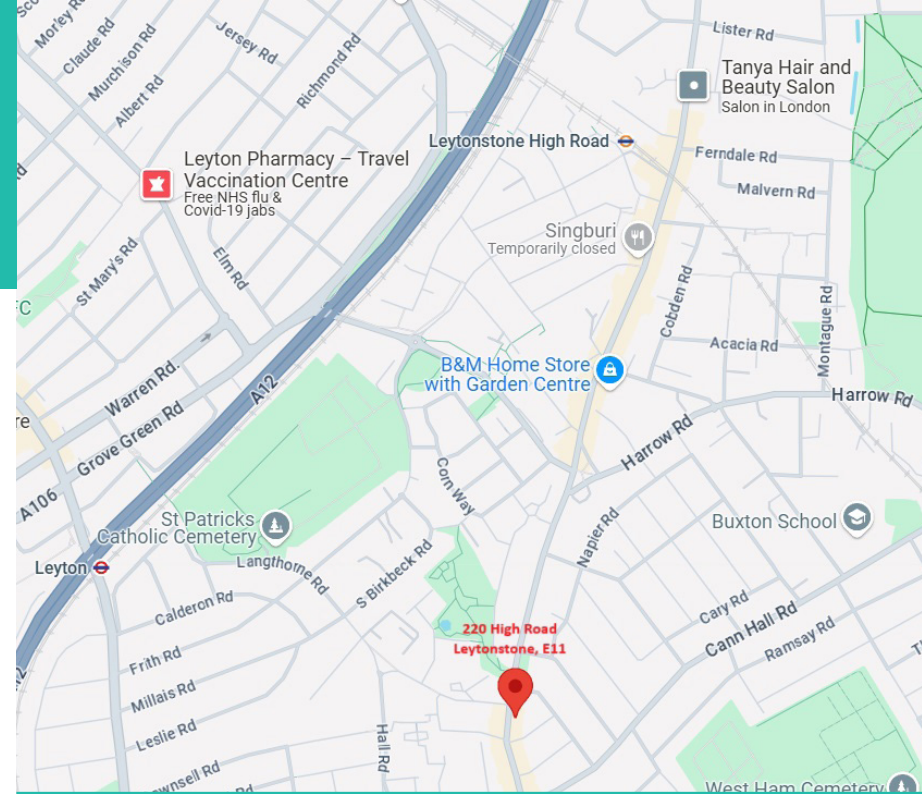
UBR (2024/25): 49.9p/£

Rates Payable: £6,487.00

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. 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 lease at £14,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£14,000 per annum

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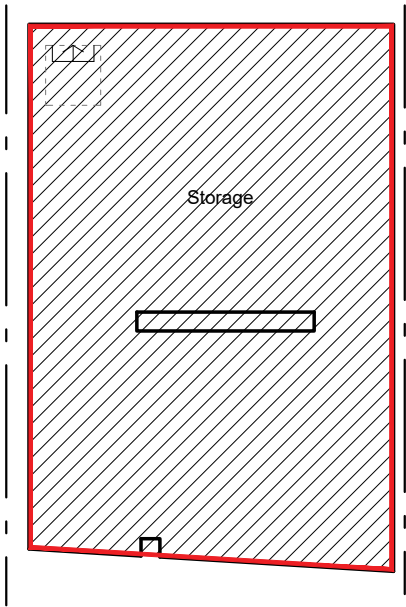
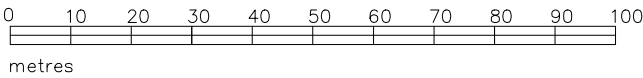
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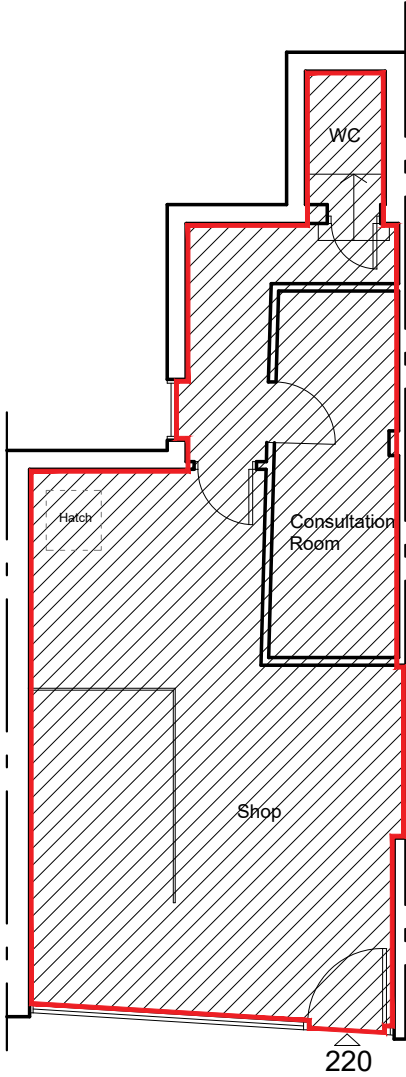
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LOCATION PLAN 1:1250



BASEMENT FLOOR PLAN
1:100



GROUND FLOOR PLAN
1:100



HIGH ROAD LEYTONSTONE

KEY

AREA UNDER LEASE



address
GROUND FLOOR COMMERCIAL UNIT,
220 HIGH ROAD LEYTONSTONE, LONDON E11 3HU

drawing title
LEASE PLAN

date
OCT 2024

scale
1:100 (at A4)

BLUELINE

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