



PRIME UNIT LEYTONSTONE

650-652 HIGH ROAD, LEYTONSTONE, LONDON, E11 3AA

SUBJECT TO VACANT POSSESSION

Location:

The subject property occupies a prominent position on the busy High Road in Leytonstone, at its junction with Church Lane. Leytonstone Underground Station (Central Line services) and Leytonstone High Road (London Overground Suffragette Line services) are located a short walk from the property.

The Property occupies a 100% prime position at the junction between High Road and Church Lane. Nearby occupiers include Boots, Superdrug and Sainsbury's. M&S have recently opened a brand new 12,000 sq. ft. food hall nearby.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered STPP.

Accommodation:

The unit is arranged over Ground and First floors only and has the following approximate gross internal areas:

Ground Floor:	5,800 sq. ft. (538.8 m²)
First Floor:	4,800 sq. ft. (446.0 m²)

Rent:

Offers in Excess of £180,000 per annum exclusive.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.



Rates:

Rateable Value – £80,000.

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

