

LEYTONSTONE SHOP TO LET

650 - 652 High Street

London, E11 3AA



Savills London

33 Margaret Street
London
W1G 0JD

savills.co.uk



Jenkins | Law
Commercial Property Solutions



Location

Leytonstone is a suburb of North East London and part of The London Borough of Waltham Forest in Greater London. It is located only 7 miles north east of Central London.

The Subject Property is located 1 minute away from Leytonstone tube station which provides access to Central London in 14 minutes.

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 foodhall nearby.

Accommodation

The unit provides the following approximate gross internal floor areas:

Ground Floor Retail:	5,800 sq ft	538.8 sq m
First Floor Staff Area:	1,585 sq ft	147.3 sq m
First Floor Storage:	2,661 sq ft	247.2 sq m
First Floor Ancillary:	554 sq ft	51.5 sq m
Total:	10,600 sq ft	984.8 sq m



Viewing & further information

Strictly by prior arrangement only with:

Nicole de Blaquiére

nicole.deblaquiere@savills.com
+44 (0) 7789 478 916

Ryan Simpson

ryan.simpson@savills.com
+44 (0) 7812 686 388

or via our joint agent:

Ryan Mylroie

ryan@jenkinslaw.co.uk
+44 (0) 7747 562 994



Jenkins | Law
Commercial Property Solutions

Rent

Offers in excess of £180,000 per annum.

Tenure

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

Rates

Rateable Value: £80,000

UBR: £0.546

Rates Payable (2025/26): £43,680

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Use

High quality named restaurant, retail or leisure uses in Class E.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 2025



Jenkins | Law
Commercial Property Solutions



We connect the dots
between landlords,
brands and powerful
consumer insights

[Find out more here](#)

Savills London
33 Margaret Street
London
W1G 0JD

savills.co.uk



Jenkins | Law
Commercial Property Solutions

savills