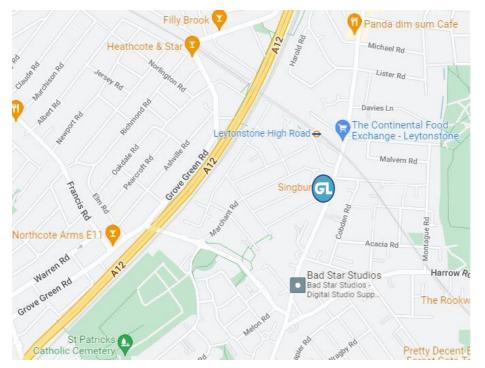


## 020 8952 6434

## info@goldsteinleigh.com







## **Lock Up Shop To Let**

539 High Road, Leytonstone E11 4PB

430 SQ FT (39.9 SQ M.)

**Location:** This Lock up shop is well located for shopping, restaurants and entertainment facilities on High Road Leytonstone (A112). It is located in a busy shopping area with numerous local traders along with some national occupiers including B&M. Leytonstone Underground Station (Central Line) is only a few minute's walk and there is ample car parking available. Good road links serve the area with the A12, A406 all being within easy reach.

**Description:** The property comprises a ground floor lock forms a principal route through North East London and therefore benefits from a regular passing trade and has a bus stop outside of the property. Some works have been done to the property recently.

- Strong transport links
- New Lease
- Close To Leytonstone
  Underground Station
  - Security Roller Shutter

Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £17,500 Per Annum.

Service Charge: None Applicable.

Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Waltham Forest Council - 0208-496-3000).

**EPC:** Energy Performance Rating 'D'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.









Viewing & further information Strictly by prior appointment

**Danny Pincus** Tel. 020 8952 6434 danny@goldsteinleigh.com aharon@goldsteinleigh.com

**Aharon Goldstein** Tel. 020 8952 6434

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