





# 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.

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**Viewing & further information**  
Strictly by prior appointment

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