



Retail Unit To Let

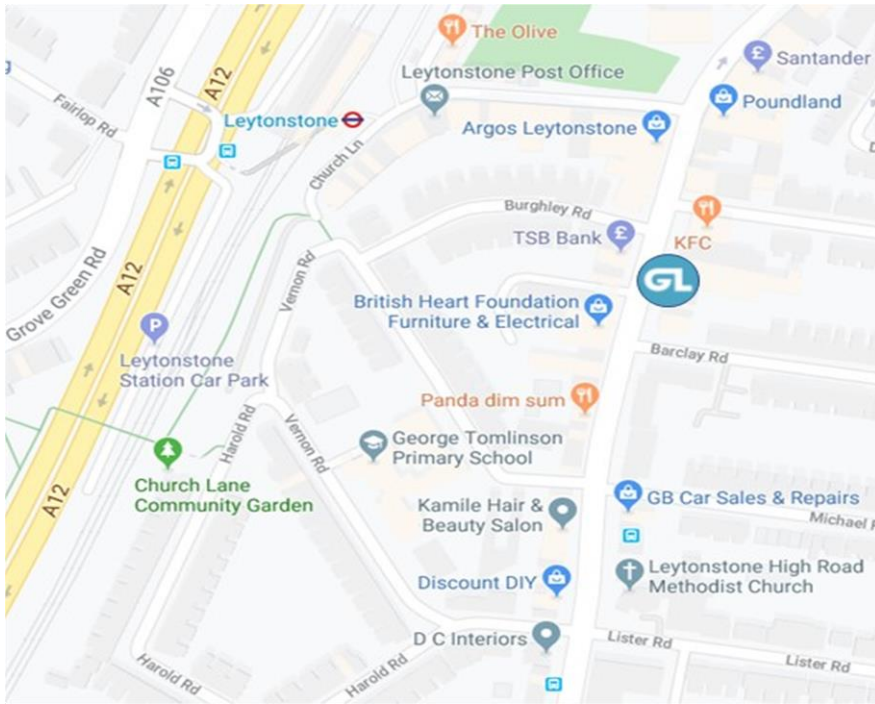
638A High Road Leytonstone E11 3DA

1,315 Sq FT (122 SQ M.)

Location: This prominent retail unit is excellently 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 national occupiers including K.F.C, Superdrug, Boots and Argos are all in close proximity. 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: This large retail lockup unit forms a principal route through North East London and therefore benefits from a strong passing trade and has a bus stop outside of the property. The space is in good decorative order and is available immediately.

- GL** Sought-after High-Street Location
- GL** Security Roller Shutter & Alarm System
- GL** No Premium
- GL** Close To Leytonstone Underground Station
- GL** New Lease Available
- GL** Approximately 19 Ft Frontage



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term of 10 years subject to rent review at year 5.

Rental: £32,500 Per Annum.

Service Charge: None Applicable.

Rates: The Rateable Value is £24,250 per annum.

V.A.T: Not applicable.

Planning: This property has an A1 / A2 planning use.

EPC: This property has a Non-Domestic Energy Performance Rating of 'C'.

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 Goldstein
Tel. 020 8952 6434
aharon@goldsteinleigh.com

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