

370-372 Grove Green Road, Leytonstone, London, E11 4AP

FOR SALE

Development / Investment

3,244 sq ft / 301.4 sq m

Offers in excess of £950,000

Double Fronted Mixed Use Building and Rear Yard with Development Potential



- Good location
- Excellent roads links
- Development potential

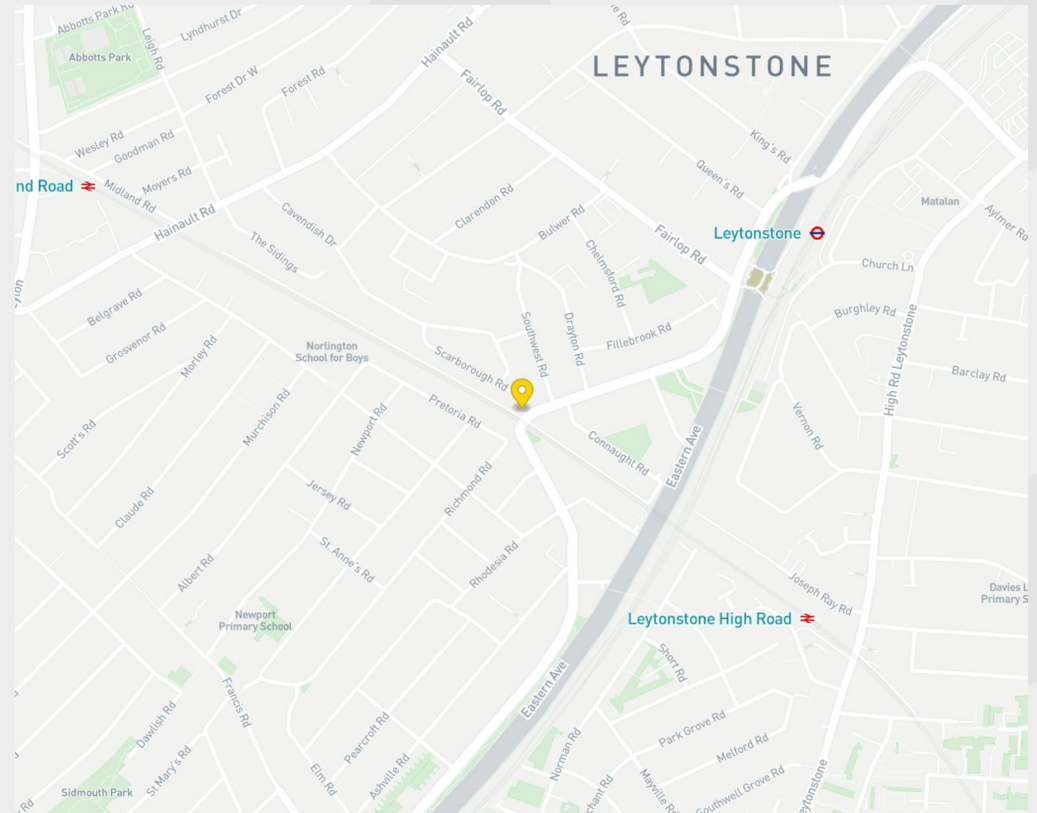


Description

The property is arranged as two separate retail/lock up shops which are currently vacant. There is also one 1x3 bedroom flat located above the shop and 1 bedroom flat that is accessed via Scarborough Road. There is also a rear yard with small garage which was previously used as storage/parking. The one-bedroom flat is currently let on an AST for £1,150 per month and due to expire on October 2024.

Location

Situated in a prominent position with a site area of approx, 3,877 sq ft. Well located for transport links, with Leytonstone Station nearby. The area also benefits from excellent roads links with the A12 and A13 a short distance away, leading to the M11 and M25. The sites is in close proximity to a variety of shops, restaurants, and supermarkets. The site also benefits from an abundance of local amenities with Parks and leisure facilities.



Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground - 370	525	48.8	Available
1st - 370	521	48.4	Available
Ground - 372	1,081	100.4	Available
1st - 372	544	50.5	Available
1st - 372B	573	53.2	Available
Total	3,244	301.37	

Tenure

Freehold

EPC

Has been commissioned

VAT

Not applicable

Configuration

Upon enquiry

Contacts

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Further Information

[View on Website](#)

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