



High Road Leyton, E15 2BX

Price £650,000

GUIDE PRICE £650,000-700,000k

Birchills are proud to offer the freehold interest of this commercial property situated on Leyton High Road. Comprising two distinct units, the ground floor features a versatile commercial space encompassing a storefront, office, rear storage, WC, and large basement. Its adaptable layout presents a myriad of opportunities for diverse commercial ventures, catering to business owners seeking a prime location within the area.

In addition, a separate entrance leads to a self-contained flat, boasting two double bedrooms, a spacious lounge, a bathroom, separate WC, and a well-appointed kitchen. This accommodation provides comfortable living quarters for tenants or serves as a residential unit for the property owner.

The property is offered with freehold interest, ensuring absolute ownership without the burden of ongoing ground rent or service charges. This affords the buyer full autonomy to enact modifications or enhancements as desired, subject to requisite permissions.

Viewings, CONTACT US TODAY!

High Road Leyton, E15 2BX

Retail Area

44'7" x 12'1" (13.61m x 3.7m)

Office

9'8" x 9'2" (2.95m x 2.80m)

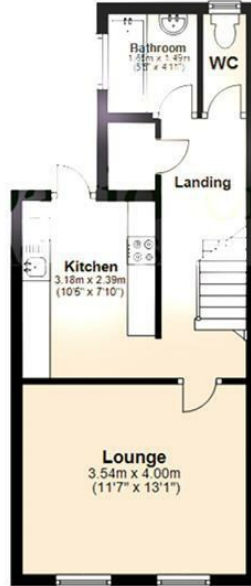
Basement

24'0" x 13'1" (7.32m x 4m)

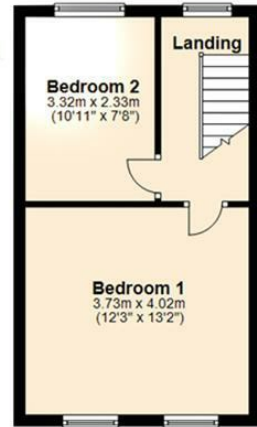
Ground Floor (Shop)
Approx. 54.1 sq. metres (582.8 sq. feet)



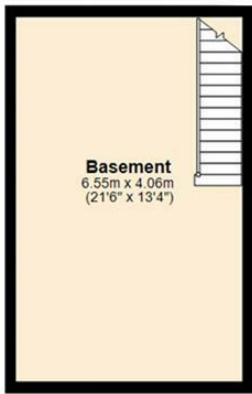
First Floor
Approx. 35.4 sq. metres (381.3 sq. feet)



Second Floor
Approx. 28.7 sq. metres (309.3 sq. feet)

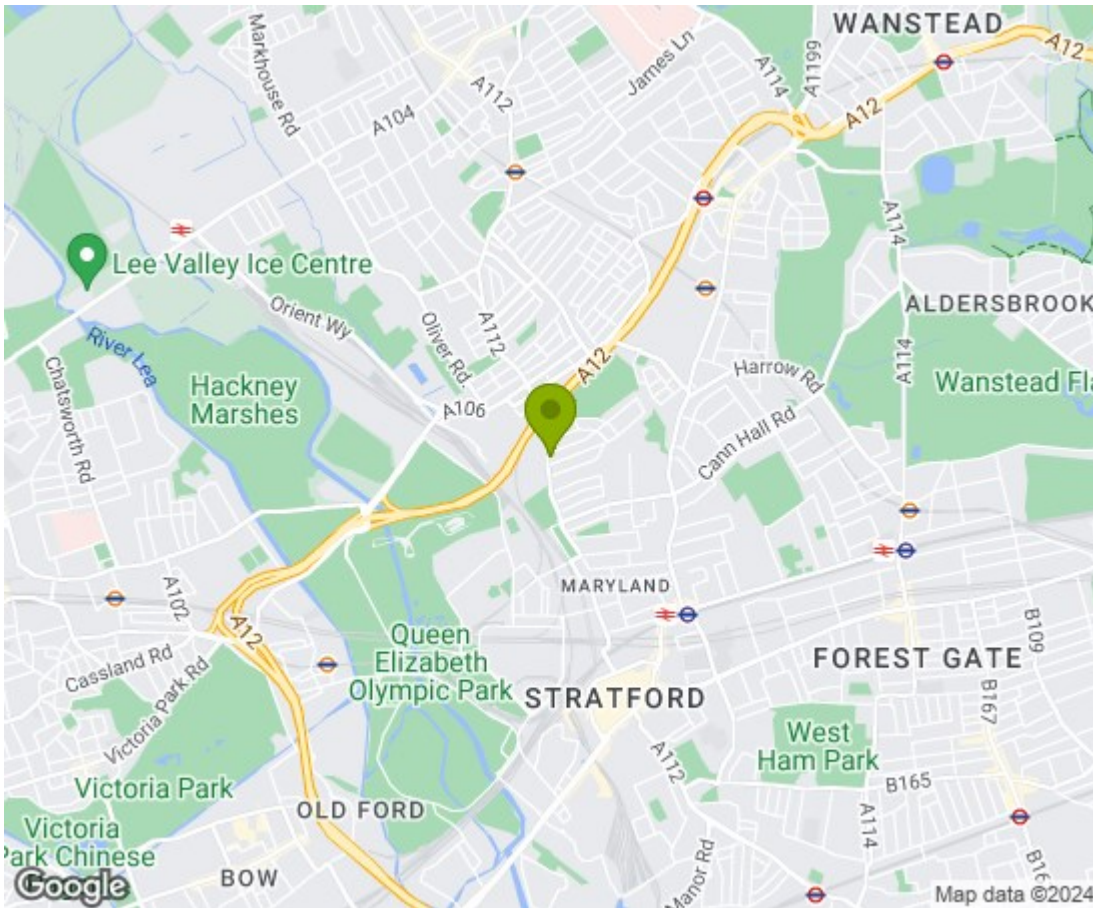


Basement
Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 144.9 sq. metres (1559.5 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents
www.sandradavidson.com
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

