

Francis Road, Leyton, London, E10

£1,600 PCM

Unfurnished

TO LET

- Unfurnished commercial premises
- Commercial usage - Class: E
- 272 x 13'8 Studio space & 4'0 x 3'5 WC
- Leyton Midland Road Overground station: 0.3 mile
- Leyton Tube station: 0.5 mile
- Pedestrianised Francis Road location
- Air conditioning
- Commercial EPC Rating: C (69)
- Available - Start of November 2024
- Internal: 459 Sq ft (43 sq m)

A shop/retail unit located on Francis Road.

Currently used as a picture framing shop/gallery, it would be suitable for numerous different businesses. It's located on the pedestrianised part of the road, and sits close to numerous independent retailers on this ever popular street.

Internally the unit is set out as a shop, although could be laid out differently according to need.

A brilliant opportunity to "set up shop" in this brilliant part of E10.

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DIMENSIONS

Entrance

Via shop front door leading into:

Studio Space

27'2 x 13'8

Open to storage areas. Access To:

WC

4'0 x 3'5

Storage Areas

Lease

A flexible new license for a term by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act 1954.

Notice:

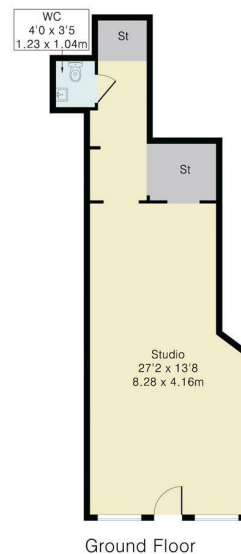
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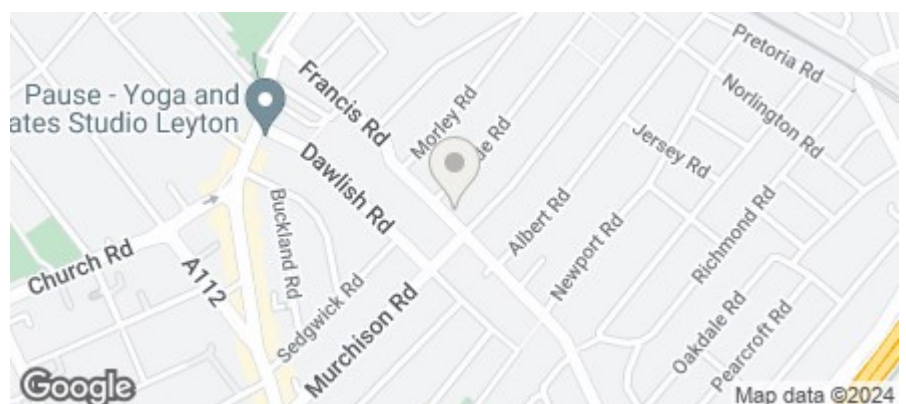
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FLOORPLAN

Approximate Gross Internal Area 459 sq ft – 43 sq m



MAP



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