

Hillview House,
Hallswelle Parade
Finchley Road, London NW11 0DL
020 8371 9161

office@grosvenordean.co.uk

www.grosvenordean.co.uk



GROSVENOR DEAN



353 Lea Bridge Road, London E10 7LA

Ground Floor Retail Unit In Retail Parade

Key Points

- Established Retail Parade
- Ground Floor E Use
- Busy Location & Good Footfall
- Excellent Transport Links
- Parking Available
- Rear Access For Deliveries

Location

Lea Bridge Road is a busy road leading West towards Clapton (and Central London) from Walthamstow and Leyton. The subject premises form part of a retail parade towards the western end of Lea Bridge Road, on the north side of the road. The retailers on this section of Lea Bridge Road are primarily local independent traders, with some national operators nearby, such as Tesco, Aldi and Screwfix.

The shop is a short distance from the junction of Markhouse Road and Church Road (A1006). The subject property is well positioned for transport links and is close to the M11, A12 & A406. Lea Bridge overground station (Stratford to Tottenham Hale and on to Broxbourne), which opened in 2016 is located 0.7 miles away and Leyland Midland Station (London Underground) and Walthamstow Central Station (Victoria Line) are both 1 mile away. Busses run along Lea Bridge Road and there are several bus routes into the City and the West.

Sat Nav: E10 7LA

Description

The premises form part of a three storey, mid-terrace property arranged as a ground floor retail shop. The property is of brick construction, whilst the commercial element has a glass elevation.

The ground floor premises was historically used as a retail store. The property has a rear yard with sufficient space for 3 cars and a service road to the rear of the property.

Sizes

External Frontage:	14.29 ft	(4.35 m)
Shop Depth:	47.46 ft	(14.47 m)
Average Internal Width:	14.04 ft	(4.28 m)
Total Sales Area:	724.15 sq. ft	(67.30 sq. m)

Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent

£20,000 per annum exclusive. This building is currently not elected to VAT. There is no premium sought.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Rateable Value has been calculated at £15,000 from April 2017. Interested parties are advised to confirm the rating liability with Waltham Forest Council.

EPC

EPC to follow shortly.

Viewing

Via sole agents Grosvenor Dean Limited **Contact:** David Guttentag

E: david@grosvenordean.co.uk **P:** 020 8371 9161 **M:** 07970 087 111

 <https://twitter.com/GrosvenorDeanUK>  <https://www.facebook.com/GrosvenorDean/>

Misrepresentation Act 1967 - Whilst all the information in these particulars are believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 18/12/2022