

FOR SALE FREEHOLD - SHOP AND RESIDENTIAL UPPERS +
 REAR EXTERNAL SELF-CONTAINED FLAT
 293 HIGH ROAD, LEYTONSTONE, E11 4HH
 1,707 SQ.FT (158.59 M²)



Key Features

- Potential to extend STPP
- Prominent location
- Asset maximisation Opportunity

Viewing

Strictly by prior appointment with joint sole letting agents Taylor Freeman Kataria and Brian Thomas.

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Location

The property is conveniently located on High Road Leytonstone between the junctions of Victoria Road and Thorne Close. ½ mile from Maryland railway station and ¾ mile from Leyton underground station (Central line). Westfield Stratford is about a mile away.

Accommodation

2 storey semi-commercial property of solid brickwork construction. Ground floor commercial premises with 2 bedroom flat (not inspected) to first floor level. Rear external outbuilding of cavity wall construction arranged as a self-contained 1 bedroom flat. Approximate areas are as follows on a Net Internal basis for the ground floor and externally to the rear, in accordance with IMPS 3B:

Commercial Total	519 sq.ft (48.22 m ²)
First floor residential (2 bedroom flat)	497 sq.ft (46.17 m ²)
Rear of 293 (1 bedroom flat)	691 sq.ft (64.20 m ²)
Total	1,707 sq.ft (158.59 m²)

Lease Terms

293 High Road (commercial premises at ground floor level and first floor 2 bedroom flat) is held by virtue of a Full Repairing and Insuring (FRI) lease for a term of 15 years commencing 11 November 2011 inside the Security of Tenure provisions of the L&T Act 1954 with 3 yearly upward only rent reviews to market level. We are advised that the current rent passing is £1,600.00 per calendar month i.e £19,200.00 per annum exclusive.

R/o 293 High Road Leytonstone is let by way of an AST producing £900.00 PCM i.e £10,800.00 per annum exclusive.

The total rent reserved is therefore £30,000.00 per annum exclusive.

Price

Offers are sought in the region of £650,000.00 subject to contract for the freehold interest with the benefit of the tenancies in place.

Rates

Rateable Value	£8,100
UBR 2020/2021	51.2p
Rates Payable	£4,147.20
Interested parties are advised to verify these figures and check what banding of Council Tax the residential elements of the building fall under with the London Borough of Waltham Forest on 020 8496 3000	

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge is not applicable in respect of this property.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Energy Performance Asset Rating



◀ 75

This is how energy efficient
this building is

Legal Costs

Each party to bear their own legal costs.