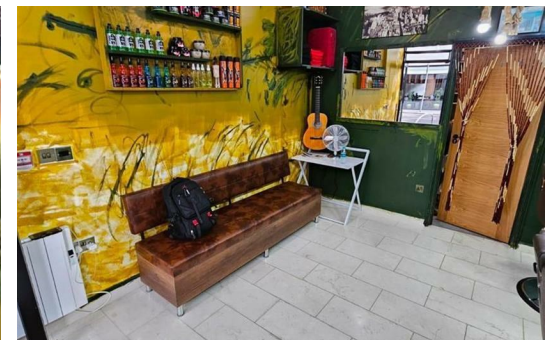


**Alpha Design High Road**

Approximate Gross Internal Area  
Total = 25.2 sq m / 272 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Directions**

**Contact**

125 Hoe Street  
London  
E17 4RX

E: [lettings@hcolondon.com](mailto:lettings@hcolondon.com)

T: 02085 210 755

[hcolondon.com](http://hcolondon.com)



**0 Bed  
Commercial  
located in**



386 High Road

Leyton  
E10 6QE

£1,100 Per month



Humphrey & Co Estates, London's Local Property Agent are delighted to welcome to the market this current barber shop front located on the busy High Road in Leyton.

Assignment of Lease.

POA.

No Business Rates.

Three months' deposit and three months' rent payable in advance.

Business rates: Summary valuation - Valuation Office Agency - GOV.UK (tax.service.gov.uk)

Early viewings highly recommended to avoid disappointment.



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			
England & Wales		EU Directive 2002/91/EC	

