



563 High Road Leytonstone & 18 Lynn Mews, London, E11 4PB

We are offering the sale of a ground floor shop with 2 bed flat above along with a mews flat in a sought after location in Leytonstone

- 3 different properties being sold under 1 title to include 2 flats and 1 commercial premises
- Freehold available with vacant possession if required
- Sought after location close to Leytonstone Town Centre
- 3 storey building with additional rear quirky mews flat

Interested?

Request more information.

020 8221 9610

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Summary

| | |
|----------------|---|
| Available Size | 1,892 sq ft |
| Price | £775,000.00 |
| Rates Payable | £4,740.50 per annum We recommend buyers carry out their own further due diligence in respect of future business rate charges |
| Rateable Value | £9,500 |
| EPC Rating | D (76) |



Accommodation

The accommodation comprises the following areas:

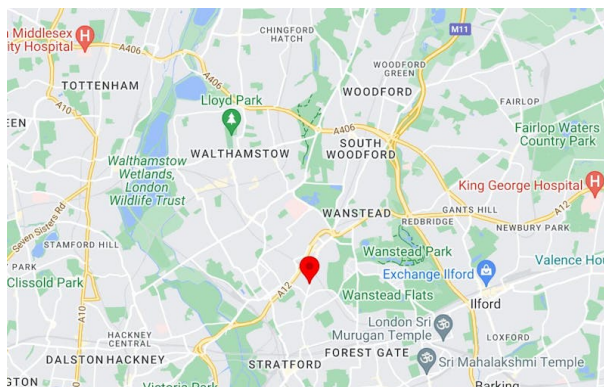
| Description | sq ft | sq m |
|--------------------------|--------------|---------------|
| Ground floor retail area | 724 | 67.26 |
| First and 2nd floor flat | 709 | 65.87 |
| Lynn Mews Flat | 459 | 42.64 |
| Total | 1,892 | 175.77 |



Description

We are offering the sale of 3 assets under one title. The ground floor retail shop with good sales space and rear storage along with a first and second floor flat with separate entrance on the High Road. The flat is over 2 floors with 2/3 bedrooms, kitchen, lounge and bathroom. The rear property offers a large open plan ground and first floor flat with open lounge and kitchen and upper floor accommodation with bathroom.

The property is currently occupied but can be sold with vacant possession if required.



Location

The property is located along High Road Leytonstone, less than 500 metres from Leytonstone High Road Overground Station linking towards Barking, Blackhorse Road and Gospel Oak. The stretch of road is a mix of independent and national retailers offering a wide variety of convenience goods. Access onto the A12 is less than 1 mile away which provides links towards Essex or into South London.

Tenure

We are offering the freehold sale of 563 and 563a High Road Leytonstone in addition to 18 Lynn Mews held under 1 title. Current tenancy schedule available on request.

Legal Costs

Each party to bear their own legal costs in the transaction with the buyer committing to a deposit on agreement of the heads of terms.

Viewing & Further Information

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