



**REDUCED RENT**

## 842 - 844 High Road, Leyton, E10 6AE

Prominent double fronted unit close to the Bakers Arms Junction and between Walthamstow and Leyton town centres

- Close to Bakers Arms Junction
- Electric Security Shutters
- Double Frontage retail premises in popular location
- Large open plan retail area

Interested?  
Request more information.

020 8221 9610  
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## Summary

<b>Available Size</b>	1,791 sq ft
<b>Rent</b>	£45,000 per annum from
<b>Rates Payable</b>	£22,400 per annum We recommend any prospective tenants makes their own enquires with the local authority.
<b>Rateable Value</b>	£43,750
<b>EPC Rating</b>	B (40)

## Description

The unit is a double fronted premises fronting High Road Leyton with electric security shutters and a small rear yard. To the rear of the unit there is currently a small storage area, office and single WC. The unit has strip lighting throughout and a mix of a suspended and solid ceiling.

On-site is a supply of water, electric and gas.

## Location

The property is located along the northern side of High Road Leyton (A112) close to the junction with Lea Bridge Road (A104). Both areas have undergone a lot of investment and redevelopment to now being very popular areas of east London.

The property is located close to a large Tesco and the closest stations are Walthamstow Central which provides links onto the Overground and the Victoria Line a well as Leyton Midland Road on the Overground Line. There are also a number of bus routes that run along the A112.

## Accommodation

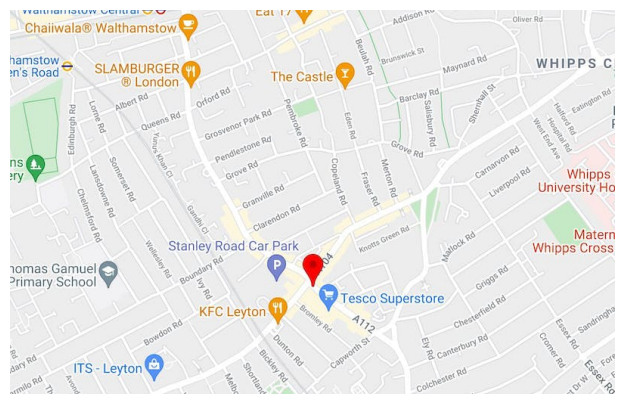
Floor/Unit	Description	Size
Ground	Retail Area	1,791 sq ft

## Lease

A new lease directly from the landlord for a term to be agreed.

## Legal Costs

Each party to bear their own legal costs with the tenant entering into an agreement to provide an undertaking for abortive costs if they withdraw from the transaction after instructing solicitors.



## Viewing & Further Information

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