



## High Road Leytonstone, London, E11 3HU

**£12,000 Per Annum**



**\*\*LOCK-UP SHOP AVAILABLE WITH A BASEMENT IN A HIGHLY DESIRABLE LOCATION IN LEYTONSTONE – 510 SqFt\*\***

OC Commercial would like to present a fantastic opportunity to occupy a commercial unit located in a prime location. Benefits include laminate flooring, a separate kitchenette, w/c, heavy footfall, and an electric shutter.

Ideally located within proximity to local amenities and public transport links.

LEASE TERM: New lease to be granted (PROPOSED: 5 years with a 3 year break clause – rent review in 3rd year - Open to negotiation)

PRICE: £12,000 Per Annum (payable quarterly)

DEPOSIT: 3 months'

RATES: Small business rates relief upon application to local authority

EPC: To be provided

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: £3000

LEGAL COSTS: Solicitor fees to be covered by the incoming tenant.

USE: Shop not to be used for alcohol sales, gambling or any other immoral use

SPECIAL CONDITIONS: Incoming tenant must be a homeowner or alternatively provide a guarantor who is a homeowner.

Business and bank reference required.

- NEW BUSINESS OPPORTUNITY
- CLOSE TO LEYTONSTONE STATION
- PRIME LOCATION
- BASEMENT
- 510SqFt

### Viewing

Please contact our OC Homes Leyton Office on 02085561212

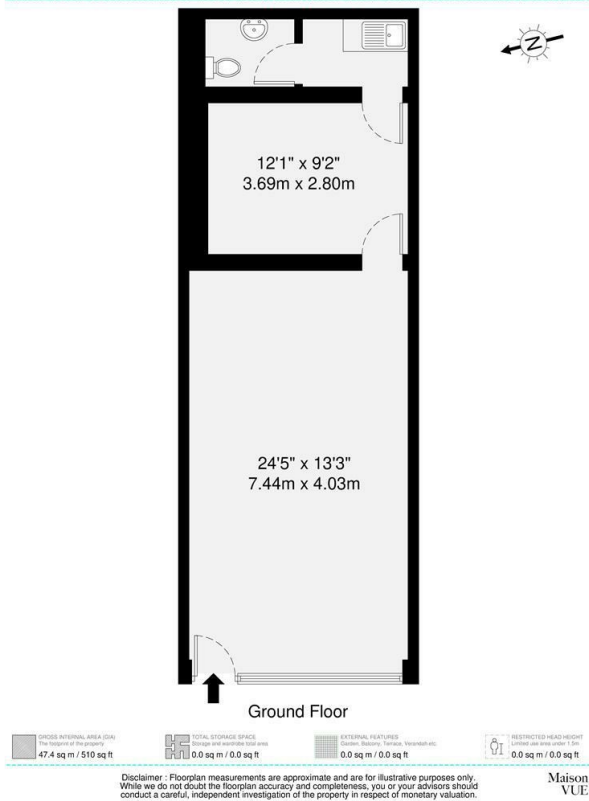
if you wish to arrange a viewing appointment for this property or require further information.





High Road, Leytonstone, E11

47.4 sq m / 510 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk