

840 High Road Leyton, London, E10 6AE

£22,000 Per Annum

Benjamin Stevens commercial brings to market an amazing opportunity to acquire an A1 commercial unit which is currently set up as retail shop and Italian coffee shop, with a large basement, potentially providing more space for storage area. The desirable unit is found in the busy streets of High Road Leyton in the heart of E10. Its been newly renovated and it comes with all new equipment, included fridges, display fridges, coffee machine, cctv, air con, stock and more.

The unit is available to rent on a long lease. This commercial space it is a fantastic opportunity for any type of the business. The unit has an attractive frontage which is spread across the ground floor and equipped with electric shutters.

Rent £22,000 per annum and £99,500 premium.

Main Front Room

Newly renovated. Tiled flooring, air con, cctv, New shelves, counter area, fridges.

Main Room



Tiled flooring, wooden shelves, cctv, back counter area, access to the staff room and WC.

Front Counter Area



Large counter area with the counter fridges, display fridges, serving area and coffee machine station. Facing the front of the room.

Counter Area



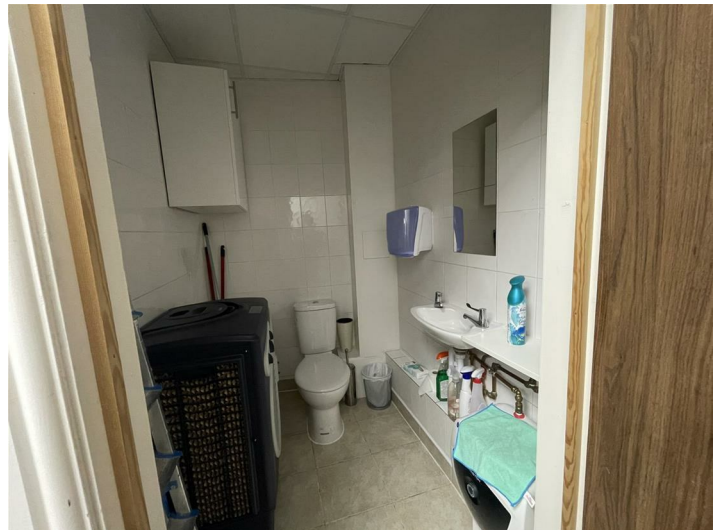
Tiled flooring, tiled wall in the preparation area, displayed fridge, single bowl kitchen sink, sliced machine, shelves and worktops.

Back Room



Back room situated in the rear of the premises. Staff room with the cctv monitor, shelves and sofa.

WC



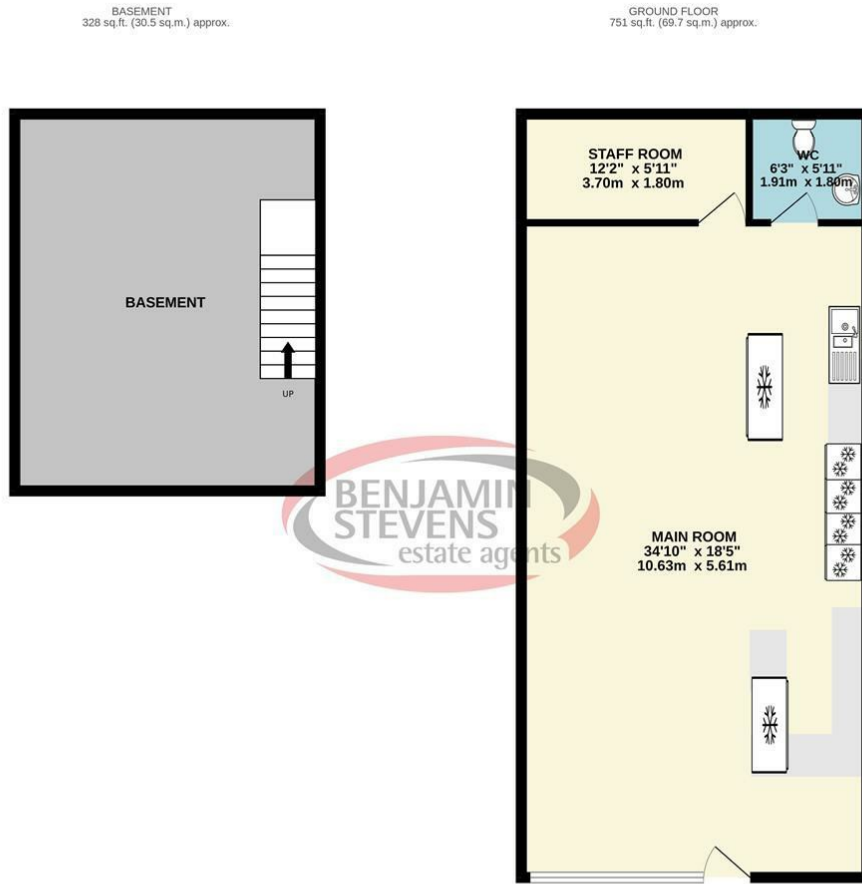
Tiled floor and half wall. Free standing WC, small hand wash basin, mirror, boiler and air con unit.

Basement



Large basement, ideal for storage area.

Floor Plan

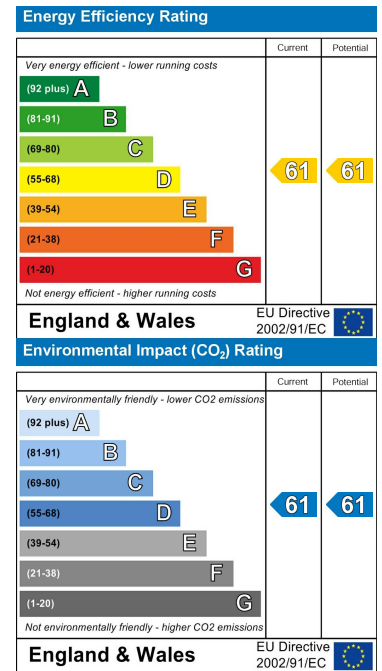


TOTAL FLOOR AREA : 898sq.ft. (83.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk