**COMMERCIAL PROPERTY AGENTS** 

# **Prime Retail Unit** TO LET

**High Street Location** Impressive Building Former Bank Premises

E Class Use Suitable as a Restaurant, Coffee Shop, Patisserie, Brewery, Clinic, Health Centre, Day Nursery, Creche, Office etc.

**High Ceilings** Ground Floor Area 163.71m2 / 1762 ft2 Basement 4.6 m2 / 49.51 sq. ft New Lease Available

694 High Road, Leytonstone E11 3AJ



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#### Location

Leytonstone is a mixed residential suburb situated in east London and within the London Borough of **Waltham Forest**, located approximately 11 km (7 miles) to the Northeast of Central London. The area allows good traffic links to the **A12**, **A406** (North Circular) and **M11**. **Leytonstone** Underground Station is within walking distance and offers regular services into the heart of London via the **Central Line**. High Road **Leytonstone** is a long retail street with many independent retailers. National Multipliers in the area include **Costa Coffee** and **McDonald's**.

## **Description**

The premises are arranged mainly over ground level and small basement storage.

Approximate internal areas below (exact sizes to be confirmed): -

# Shop

Frontage	7.97 m	57.97 ft
Retail Area	147.34 m2	1585.91 ft2
Store	16.37 m2	176.20 ft2
Total Ground Floor	163.71 m2	1762.16 ft2
Basement	4.6 m2	49.51 ft2

### **Terms**

The premises are to be offered through a new full repairing and insuring lease for a term to be agreed upon.

### Rent:

Guide **£70,000 pax** 

### Use

Class E (Commercial, business and service) – including retail, restaurant, brewery/pub, office, financial/professional services, indoor sports, medical and nursery uses along with "any other services which it is appropriate to provide in a commercial, business or service locality".

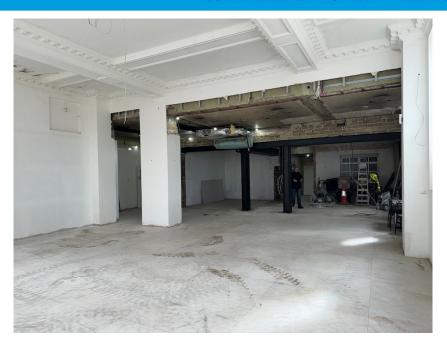




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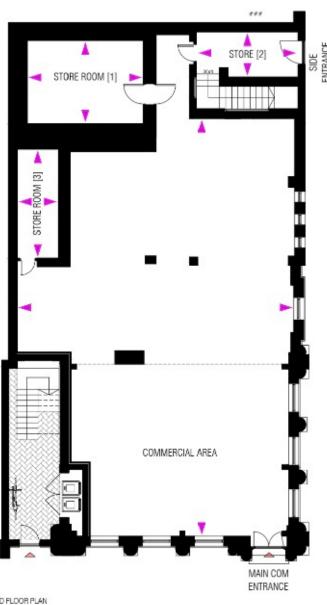


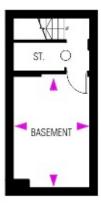






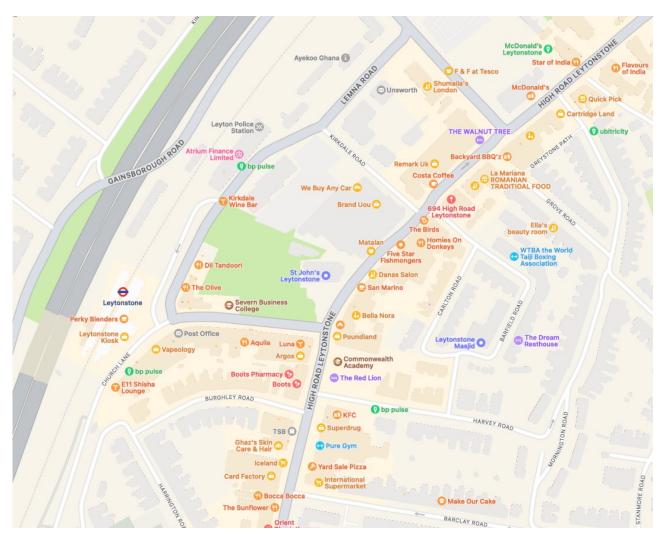
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GROUND FLOOR PLAN SCALE 1:100@A3

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#### **Business Rates:**

Rateable Value £30,750 UBR (2023/2024) 0.499

Rates Payable £15,344.25

**n.b** Prospective tenants are advised to make enquiries with the London Borough of Waltham Forest for confirmation.

## **Legal Costs**

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT.

#### **EPC**

Available Upon Request

#### Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of  $\pounds 300 + VAT$  to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

### **Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

## **Viewing**

Strictly by Appointment only via sole agents Jason Grant 020 8506 9905 / 07956 380 992 jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900