

Prime Commercial 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 183 m² / 1976 ft²
Basement 13.8 m² / 148 ft²
Total Letting Area 197 m² / 2124 ft²
New Lease Available

694 High Road, Leytonstone E11 3AJ



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** and a new **Aldi store**.

Description

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

Approximate internal areas below: -

Ground Floor

Frontage	8.69	m	28.51	ft
Shop Depth	16.69	m	54.76	ft
Main Shop Area	153.7	m ²	1654.4	ft ²
Storage area 1	15.4	m ²	165.76	ft ²
Storage area 2	7.3	m ²	78.58	ft ²
Storage area 3	7.2	m ²	77.5	ft ²
Total Ground Floor	183.6	m ²	1976.3	ft ²
Basement	13.8	m ²	148.54	ft ²
Total Letting Area	197.4	m²	2124.79	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**

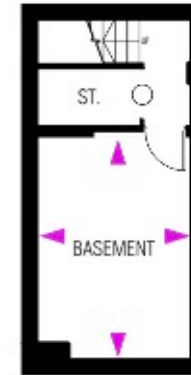
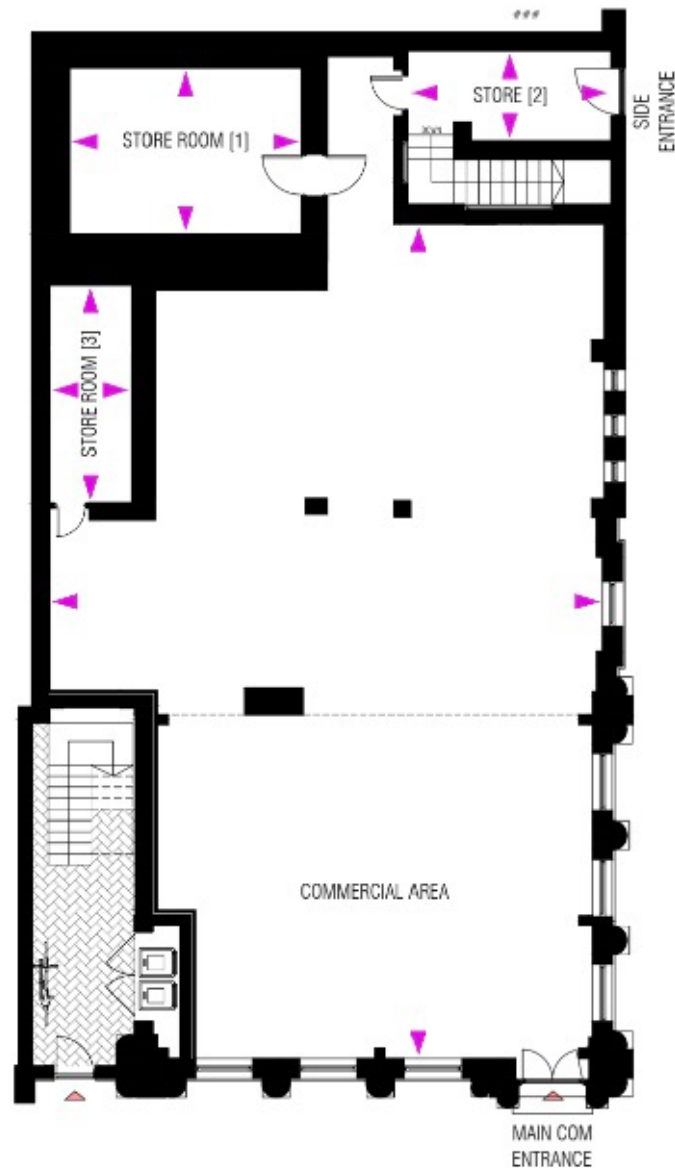
Use

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”.









GROUND FLOOR PLAN
SCALE: 1:1000(A3)



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 £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

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