





Lock Up Shop To Let

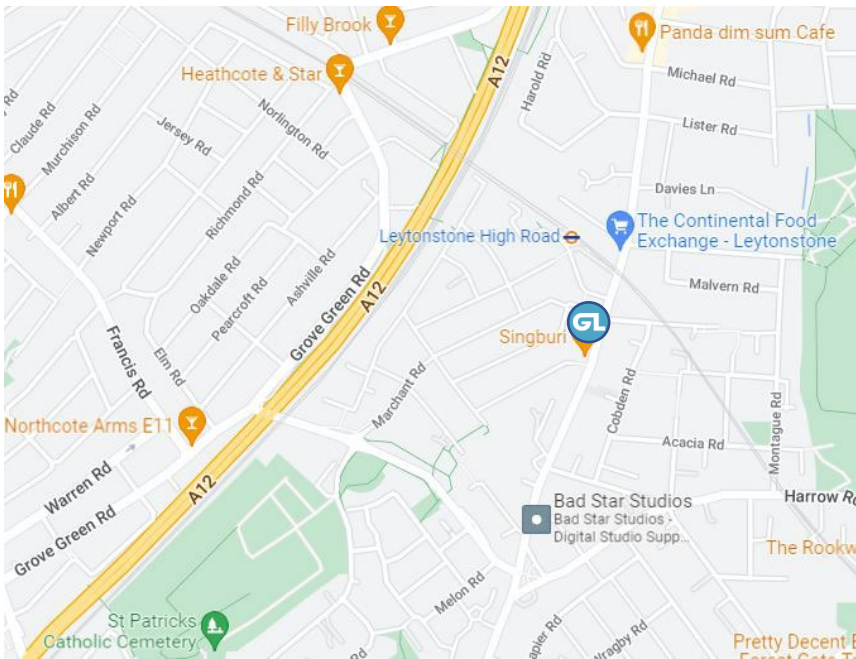
539 High Road, Leytonstone E11 4PB

430 SQ FT (39.9 SQ M.)

Location: This Lock up shop is well located for shopping, restaurants and entertainment facilities on High Road Leytonstone (A112). It is located in a busy shopping area opposite Leytonstone Fire Station with numerous local traders along with some national occupiers including Tesco & B&M. Leytonstone Underground Station (Central Line) is only a few minute's walk and there is ample car parking available. Good road links serve the area with the A12, A406 all being within easy reach.

Description: The property comprises a ground floor lock forms a principal route through North East London and therefore benefits from a regular passing trade and has a bus stop outside of the property. Some works have been done to the property recently.

-  Strong transport links
-  New Lease
-  Close To Leytonstone Underground Station
-  Security Roller Shutter



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £15,000 Per Annum.

Service Charge: None Applicable.


Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Waltham Forest Council – 0208-496-3000).

EPC: Energy Performance Rating 'D'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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