

Ref: S13

TO LET SHOP/OFFICE USE CLASS E



**361-363 High Road Leyton
Leyton, London
E10 5NA**

LOCATION:

The shop is situated fronting the High Road in between the junctions of Osborne Road and Buckingham Road. The shop is a short walk from Leyton Orient football club in this prominent retail and office location. Nearby multiples include Kwik Fit and Asda. Leyton's Central Line underground station is the nearest station to the property and several bus routes are on offer too, The High Road provides access to Hackney and Stratford in one direction as well as Snaresbrook and Walthamstow in the alternate direction.

**DESCRIPTION:**

The property comprises of a ground floor double fronted lock up shop/office with a total retail area of approx 1,522 sq ft (141.43 sqm) plus ancillary areas totalling 83 sq ft (7.77 sqm). The property benefits from suspended ceilings, CCTV, glass partitions, tiled flooring, air conditioning, two WCs, rear yard. The property is available to let upon a full repairing and insuring lease on the 30th June 2024.

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **DOUBLE FRONTED LOCK UP SHOP**
- **TOTAL RETAIL SPACE OF 1,522 SQ FT (141.43 SQM)**
- **ANCILLARY AREAS TOTALLING 83 SQ FT (7.77 SQM)**
- **SUSPENDED CEILINGS**
- **GLASS PARTITIONS**
- **TILE FLOORS**
- **AIR CONDITIONING**
- **TWO WCs**
- **REAR YARD**



- TERMS:** The property is available to let upon a full repairing and insuring lease on the 30th June 2024.
- RENT:** £50,000 per annum exclusive.
- SERVICE CHARGE:** tbc
- RATES PAYABLE:** Approximately £22,000 per annum
- EPC RATING:** tbc
- REFERENCES:** Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.
- ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.
- Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.
- LEGAL COSTS:**
- V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.
- VIEWING:** Via sole agents only

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.