



TO LET

**439-443 High Road,
Leyton, London, E10 5EL**

2,357 sq ft

Retail / restaurant /
education use

2357 SQ FT - GROUND
FLOOR



Description

With a wide prominent triple frontage and the potential to create an open plan space this is an ideal opportunity to secure a retail / restaurant / office / education space in central Leyton, E10.

The unit is currently occupied by a charity, the space is configured as a cafe, meeting rooms, library and offices. The commercial unit forms part of a mixed-use development, with residential units on the upper floors.

There is the potential to add extraction flue for restaurant use, subject to Landlord consent, and there is an additional side entrance, ideal for loading / unloading.

The Lease premium is £10,000, service charge is payable circa £1400 per annum, and business rates payable circa £22,000 per annum. New tenants will be required to pay a three-month rent deposit and rent will be due quarterly in advance. This is an assignment of the existing lease - expiring December 2033.

Location

This commercial unit is located on High Road Leyton (A110), just south of the junction with Church Road.

The unit is located next to Sahara Grill and a variety of other diverse independent retailers are within close proximity.

Key points

- Ground floor - 2,357 square feet
- Premium £10,000
- Rent £44,000 per annum
- Original permitted user classes - A1, A2, A3, A4 and D1
- Current lease expires in December 2033
- Prominent triple frontage
- Retail / restaurant / office / education space in central Leyton, E10
- Additional side entrance, ideal for loading / unloading





Rents, Rates & Charges

Lease	Assignment
Rent	£44,000.00 per annum
Rates	£22,000 per annum
Service Charge	£1,400 per annum
VAT	Not applicable
EPC	C (54)

Viewing & Further Information



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