



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



1 Bickley Road, Leyton E10 7AQ

MULTI-USE COMMERCIAL UNIT
AVAILABLE FOR SALE OR TO RENT



Summary

- **Quality ground floor commercial unit** within a new mixed-use scheme extending **4,531sqft** available for sale or to rent
- Unit **benefits from a range of uses (A1, A2, B1, D1 & D2)** and will interest investors and owner occupiers alike
- **0.4 miles from Leyton Midland Station (London Overground)** and under a mile to **Walthamstow Central Underground (Victoria Line)**
- We are **inviting offers in excess of £800,000 (£177psf)** for the long leasehold interest (**999-years**) with vendor also open to unit being split and sold separately (**£500,000 / £300,000**)
- Rental offers to be considered at **£70,000pax (£15.45psf)** for whole or **£45,000pax/£25,000pax** if split

Description

This attractive unit is laid out over the **ground floor** of a new quality mixed-use development. The unit benefits from **excellent natural light throughout**.

The property benefits from a range of uses (**A1, A2, B1, D1 and D2**) and is likely to appeal to a variety of occupiers. Users might include **office, medical operators and retailers (including supermarkets)**.

The unit benefits from a **flexible open plan layout**, along with **attractive floor to ceiling heights**. There is also the **potential for the unit to be split**, which might appeal to investors and tenants to maximise on rental returns.

Please note the freeholder will **not permit offers from restaurants or fast food outlets**. Therefore offers from these businesses will not be considered.

Location

The property is located to the North of **Bickley Road** just off **Lea Bridge Road (A104)** providing excellent links to the City.

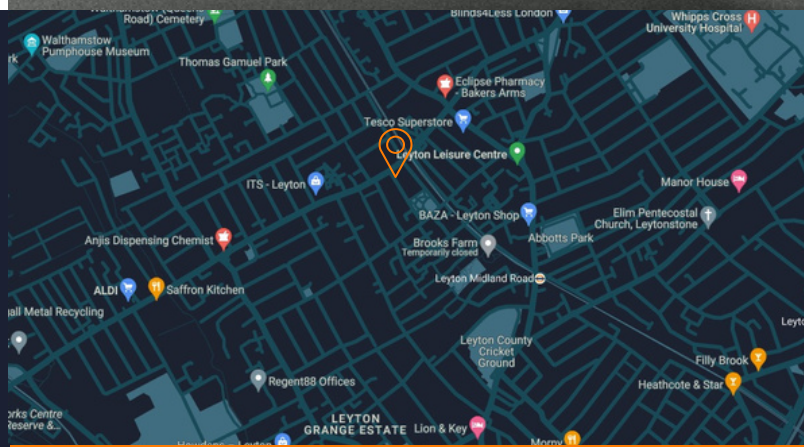
Leyton is a **lively place** to live and work with a vibrant array of **popular places to eat and drink**. This alongside local commerce like the **New Spitalfields horticultural market**. The area is growing in popularity, having undergone **widespread regeneration projects**; including the redevelopment of neighbouring **Queen Elizabeth Olympic Park**.

Accessibility to the property is **excellent** with **Leyton Midland Station (London Overground)** within a 10-minute walk and **Walthamstow Central underground station (Victoria Line)** under a mile away.



PROPERTY ADDRESS

1 Bickley Road
Leyton
E10 7AQ



Buisness Rates

The property is yet to be rated by the VOA. Interested parties are to make their own enquiries with Waltham Forest Council for exact figures.

VAT

The property is not elected for VAT and therefore VAT will not be applicable on sale price.

Floor Plans

Floor plans for the property are available upon request, including details on how the unit might be split.

Terms


We are inviting offers in excess of £800,000 (£177psf) for the long leasehold interest (999-years) with vendor also open to unit being split and sold separately (£500,000 / £300,000).


Rental offers to be considered at £70,000pax (£15.45psf) for whole or £45,000pax/£25,000pax if split



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