



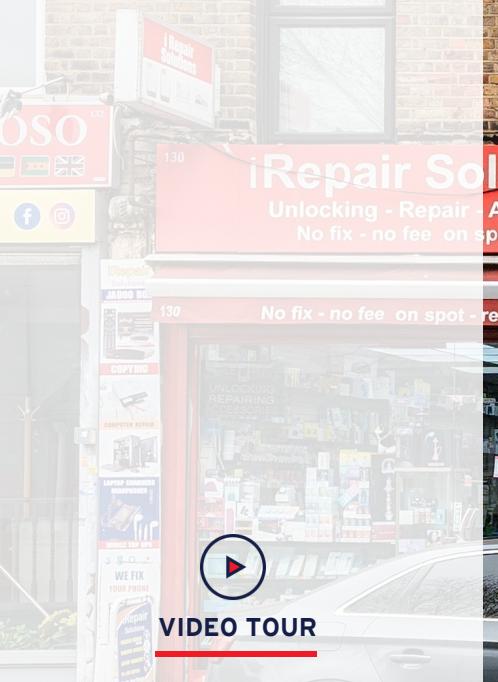
STIRLING
ACKROYD

FOR SALE

128 High Road, Leyton,
London, E15 2BX

1,499 sq ft

Mixed-use Freehold
investment



stirlingackroyd.com



Description

This mixed-use investment property offers one commercial unit plus two one-bedroom flats, all self-contained.

Floor areas comprise: Commercial unit 746 square feet, first floor flat 418 square feet and second floor flat 335 square feet, totalling 1,499 square feet.

The current commercial tenant, who operates a food take-away business, pays a rent of £13,200 per annum and the lease expires in 2031.

Residential floors - The upper floors offer two one-bedroom flats. Each flat produces £13,200 per annum, totalling a residential income of £26,400 per annum.

Therefore, the total income for the property is £39,600 per annum. A sale at £600,000, with an income of £39,600 represents a gross yield of 6.7 %.

The sale is subject to VAT - to be confirmed.

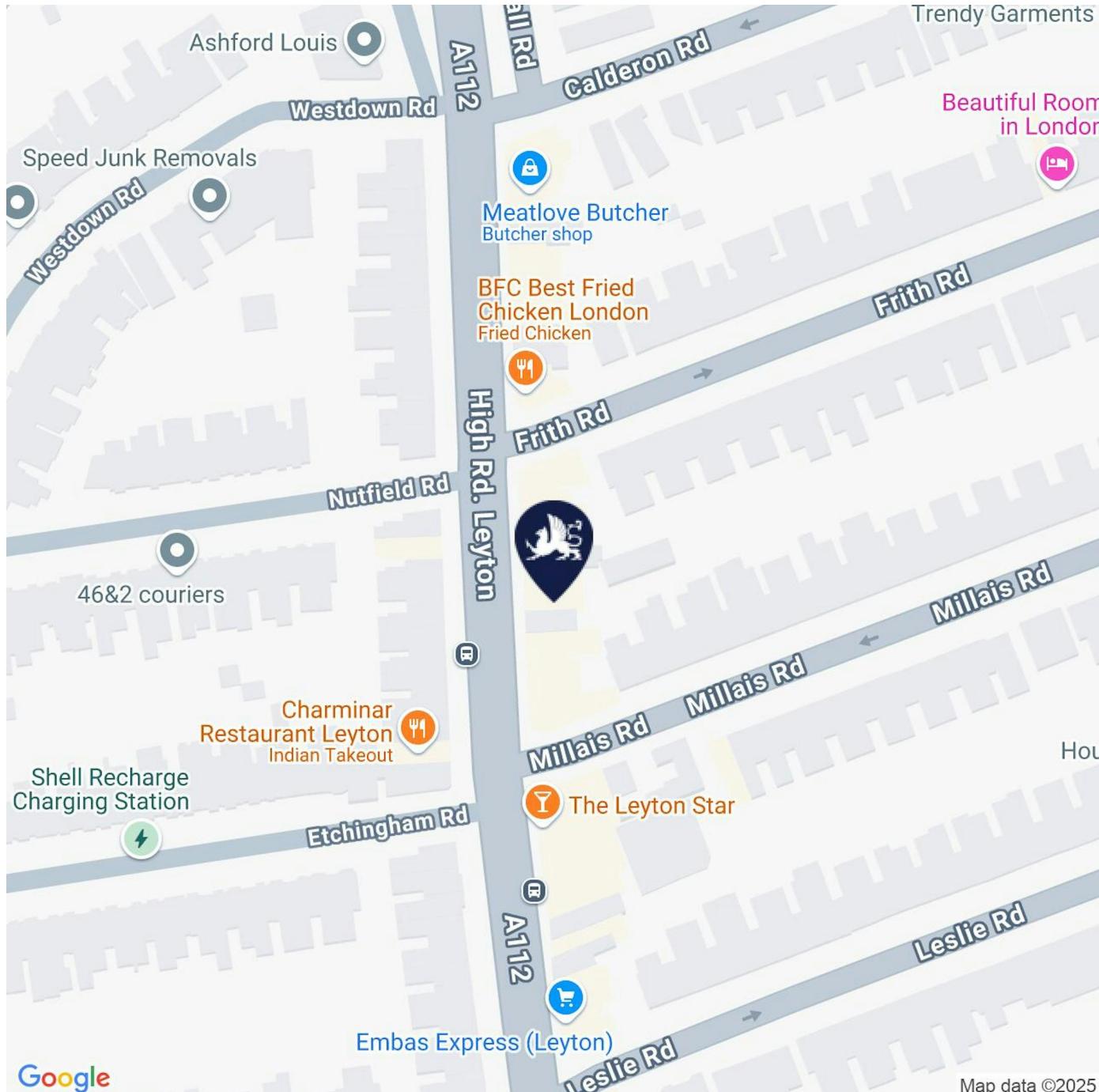


Location

The building is mid-terrace and is within the London Borough of Waltham Forest.

Leyton Underground Station is within easy walking distance, and Leyton High Road (A112) connects to Stratford and the A12.

This section of Leyton High Road has a range of local independent retailers and there is a high density of residential occupiers in close proximity.



Transport Links

 Leyton 0.3 Miles

 Stratford International 0.7 Miles

 Maryland 0.8 Miles

 Leytonstone High Road 0.9 Miles



Rents, Rates & Charges

Price	Offers in excess of £600,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (72)

Viewing & Further Information



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