



**STIRLING
ACKROYD**

FOR SALE

**128 High Road, Leyton,
London, E15 2BX**

1,499 sq ft

**Mixed-use Freehold
investment**

iRepair Solutions
Unlocking - Repair - Accessories
No fix - no fee on spot - repair
020 3774 2480

**ORIENT
CHICKEN & PIZZA**

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020 8556 1863



VIDEO TOUR

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.

Key points

- Total premises area - 1,499 square feet
- Central Leyton location
- Retail unit plus two residential flats
- Total income £39,600 per annum - Representing a gross yield of 6.7 % (before costs)
- Sale price £600,000 for the Freehold interest
- Ideal East London investment opportunity
- Close to Leyton Underground Station
- Current commercial tenant operates a food take-away business



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



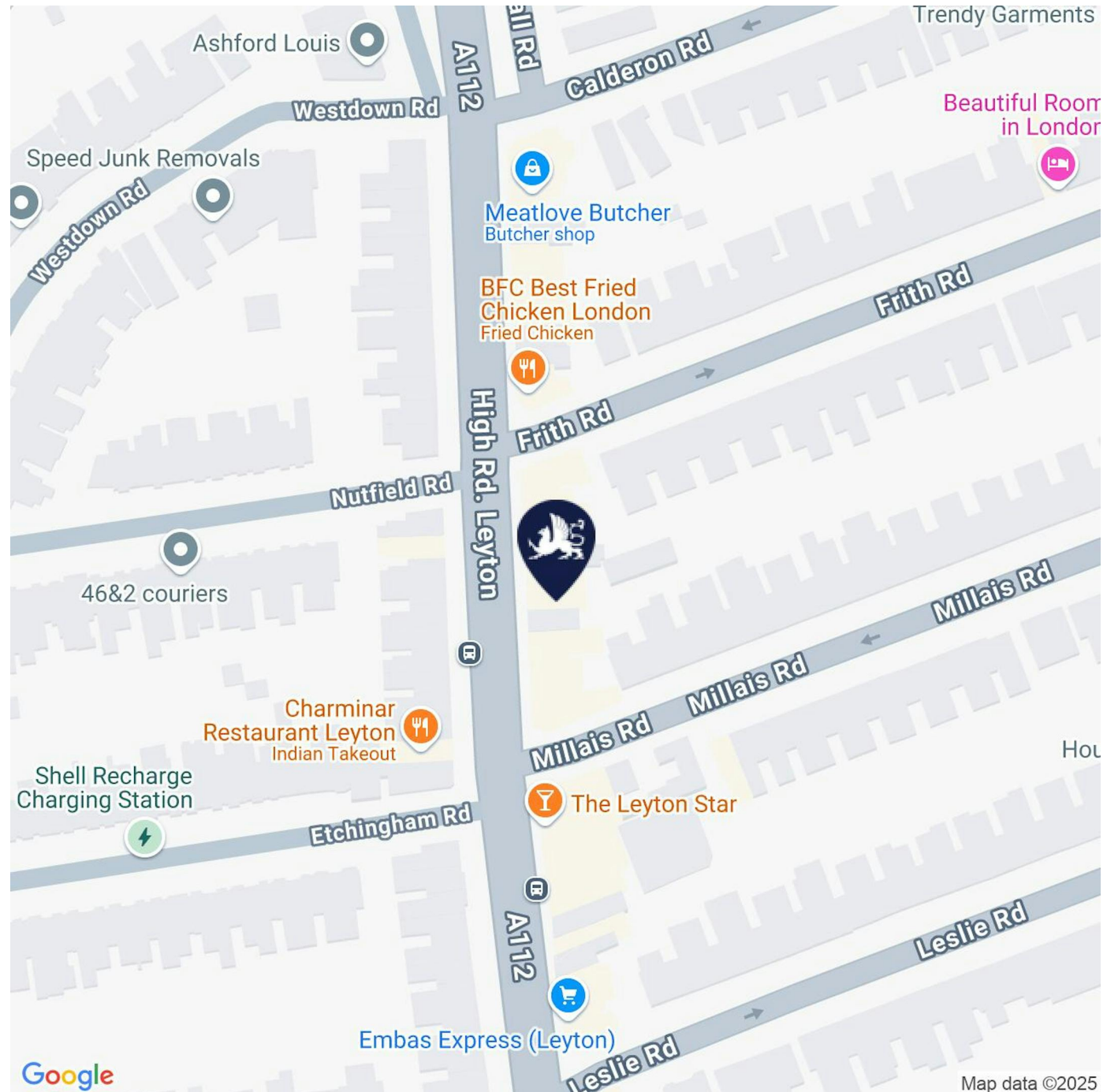
Stratford International 0.7 Miles



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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