



299 High Road Leytonstone, London, Greater
London, E11 4HH

947 Sq Ft (87.98 Sq M)

£30,000 Per Annum Exclusive

Restaurant/Takeaway with first floor one bed flat To Let

Key Features

Former Chinese restaurant

Internally accessed first floor above.

947 sqft on the ground floor

Shared toilets for both up and downstairs

Recently refurbished

Property Description

The property was trading as a Chinese restaurant/takeaway for many years and would be suitable for this plus most other Use Class E uses. The total ground floor area is approx 947 sqft (87.98 sqm) plus a first floor internally accessed first floor space previously used by staff for residential. The property is now vacant and ready for occupation and is being offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

Location

The property is situated fronting the High Road, with 3 stations within just over half a mile from the property. The High Road is a busy thoroughfare with multiple bus routes joining up to both Stratford and Westfield in one direction, as well as Leytonstone and the A12 in the alternate direction.

Terms

The property is being offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.



Rent

£30,000 Per Annum Exclusive

Service Charge

None

Rates Payable

£6,048 p.a. approx.

EPC Rating

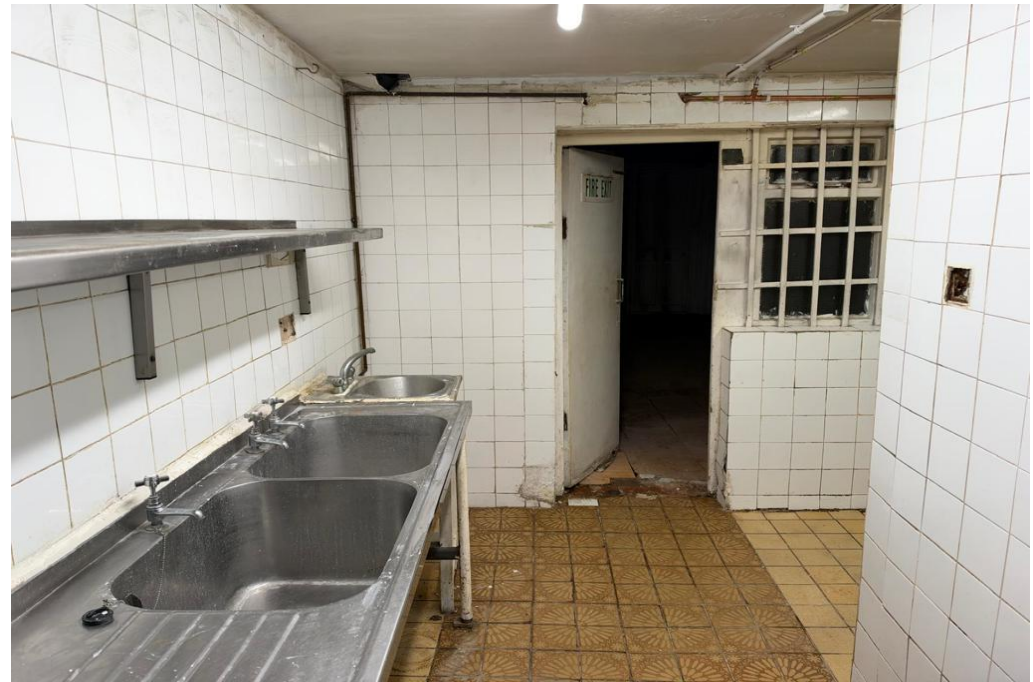
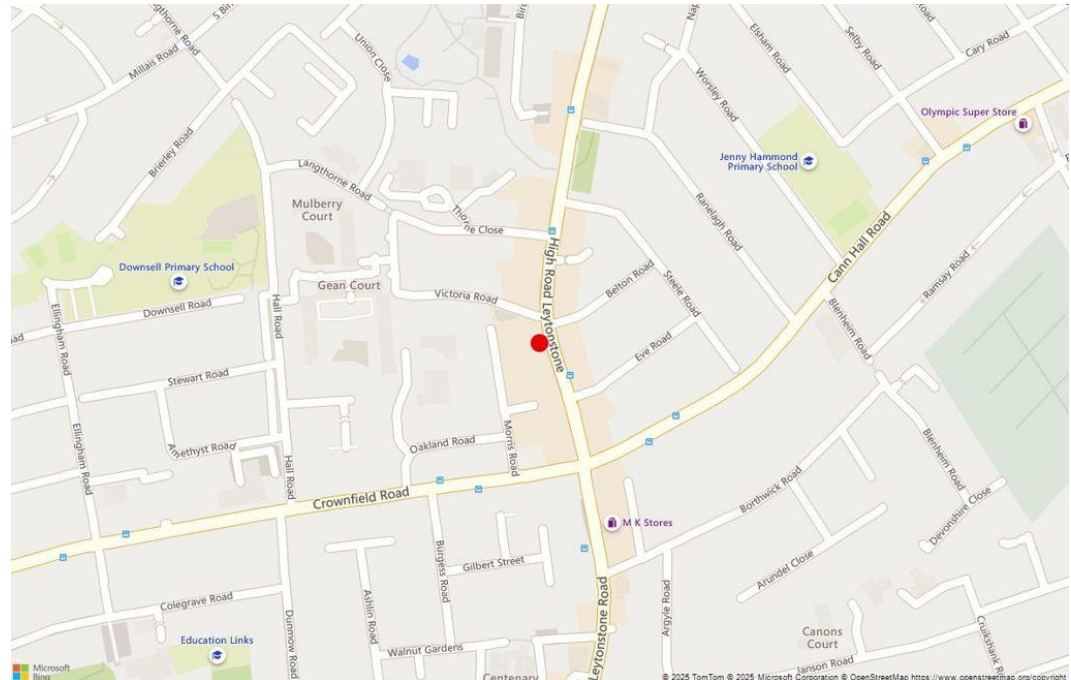
TBC

Legal Costs

Prospective tenant to cover the landlords legal costs should they withdraw from the premises.

Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £350.00 plus VAT at the prevailing rate for taking up references/AML checks upon the proposed tenants. This fee is non-refundable after, whether or not they are accepted by the Landlord.



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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.



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