

818 High Road, Leyton, London, E10 6AE



FOR SALE

Investment / Residential /

Retail

2,732 sq ft / 253.8 sq m

Offers in the region of £1,200,000

A 5-storey unbroken Freehold close to Bakers Arms Junction, offering asset management and opportunities for rental growth



- Unbroken Freehold
- Fully let and income producing £91,200 per annum
- Asset management and potential for residential rental growth
- Within 9 minute walk of Leyton Midland station (Overground services)
- A 17 minute walk (under 10 mins by bus) to Walthamstow Central station (Victoria Line tube connections)
- Recently developed and refurbished upper parts, to a good quality standard



Description

An unbroken 5-storey building arranged as retail at ground and residential across four upper floors. The building is fully occupied and income producing a total of £91,200 per annum. The shop is leased on a 20 year agreement, inside the Landlord & Tenant Act, with no breaks, from 2022. Each flat is let on a 12 month AST, and the sale is proposed with tenants in situ.

Location

Situated on the eastern side of High Road Leyton, close to the Bakers Arms junction. The surrounding area has a high density of retail and leisure and is densely populated. Both the High Road and Bakers Arms junction are popular local shopping destinations and many national retailers are represented nearby including Tesco, Iceland, Savers, Poundstretcher, Costa, Domino's & KFC. There are easy access road links to Central London via A104 and A10, as well as Overground connection via Leyton Midland Road nearby.





Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Availability
Ground - Shop Front	782.53	72.69	£24,000 /annum	Let
1st	506.98	47.1	£16,800 /annum	Let
2nd	541.42	50.30	£16,800 /annum	Let
3rd	541.42	50.30	£16,800 /annum	Let
4th	539.27	50.10	£16,800 /annum	Let
Total	2,911.62	270.49	£91,200 /annum	

Tenure

Freehold

EPC

D (85)

VAT

Not applicable

Configuration

Upon enquiry

Contacts

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