



770 High Road Leyton, London, E10 6AE

Well-Positioned Prime Café Unit Situated in the Heart of Leyton.

- Situated within Prime Retail Parade
- Ideal for Café and Light Food use; Alternative Uses Considered Subject to Landlord Consent.
- The Property Comes with Fixtures and Fittings
- Excellent Transport and Leisure Amenities Nearby

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Summary

Available Size	795 sq ft
Rent	£25,000 per annum
Rates Payable	£7,734.50 per annum It is recommended that the incoming tenant make enquiries with the local rating authority.
Rateable Value	£15,500
Service Charge	N/A
EPC Rating	Upon enquiry

Description

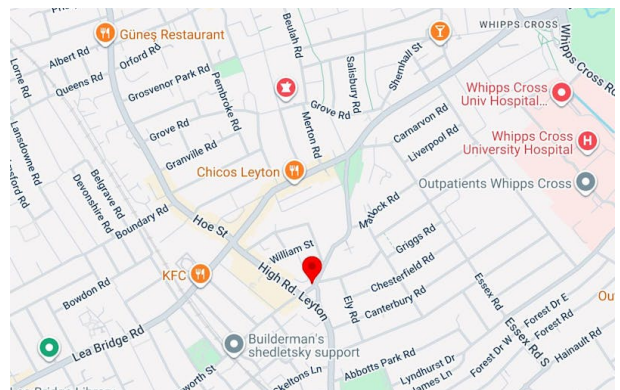
This ground-floor café unit provides 795 sqft (NIA) of space, arranged in a generally open-plan layout. The accommodation includes a sitting and dining area, a kitchen section, and a customer toilet. To the rear, there is a storage area which leads directly to an external access point, offering a convenient arrangement for deliveries and stock handling. The property was most recently used as a café by the previous tenants, and the layout remains practical for similar food and beverage operations. The overall configuration is simple and functional, supporting both customer use at the front and service requirements at the rear.

Location

770 High Road is prominently situated along Leyton's main high street in East London, offering excellent connectivity and local amenities. The property is conveniently located just 0.4 miles from Leyton Midland Road Station (London Overground) and 0.8 miles from Leyton Underground Station (Central Line), providing fast and reliable links to central London and the wider transport network. A number of bus routes operate along High Road Leyton, ensuring easy access to nearby destinations such as Stratford, Walthamstow, and Hackney. By car, the property benefits from close proximity to the A12, with onward connections to the North Circular (A406) and M11. The immediate area offers a vibrant mix of shops, cafés, restaurants, and local services.

Terms

A new FRI lease is available for a term to be agreed. The incoming tenant is to be responsible for the landlords surveyor and legal fees. Legal fees expected to be £2,800 (No VAT) Surveyor fees are £750 + VAT.



Viewing & Further Information

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