

# PROMINENT CLASS E UNIT TO LET

## 433 HIGH ROAD, LEYTONSTONE, E11 4JU

MC  
Retail



### LOCATION

Prominent position on the High Road between Leyton and Leytonstone. B&M and numerous local & convenience traders are nearby.

### ACCOMMODATION

Ground floor only with a substantial frontage, parking at both rear (dedicated) and at front.

Internal Width 105 ft

Shop Depth 51 ft

GIA 4750 ft<sup>2</sup>

Floor Height 12/6 (to underside of slab)

### PARKING

The unit has a secure 15 space car park at the rear plus on street parking at the front currently which has partial restrictions (10:13hrs and 14:16hrs Mon-Sat) to 15 mins

### TERMS

New 10/15 year effective FRI lease at a commencing rental of £75,000pax.

## RATEABLE VALUE

The RV from April 2023 is £53,500 (tenant to verify with LBWF)



## PLANNING

Consent for uses within Classes E(a) retail,(c) public services,(d) indoor sports (e) medical / health/(f) nursery and (g) office but excluding cafe/restaurant, hire of plant and tools and GP surgery.

Hours of operation 7am-8pm Mon-Fri, 7am-6pm Sat, 9am-4pm Sun.

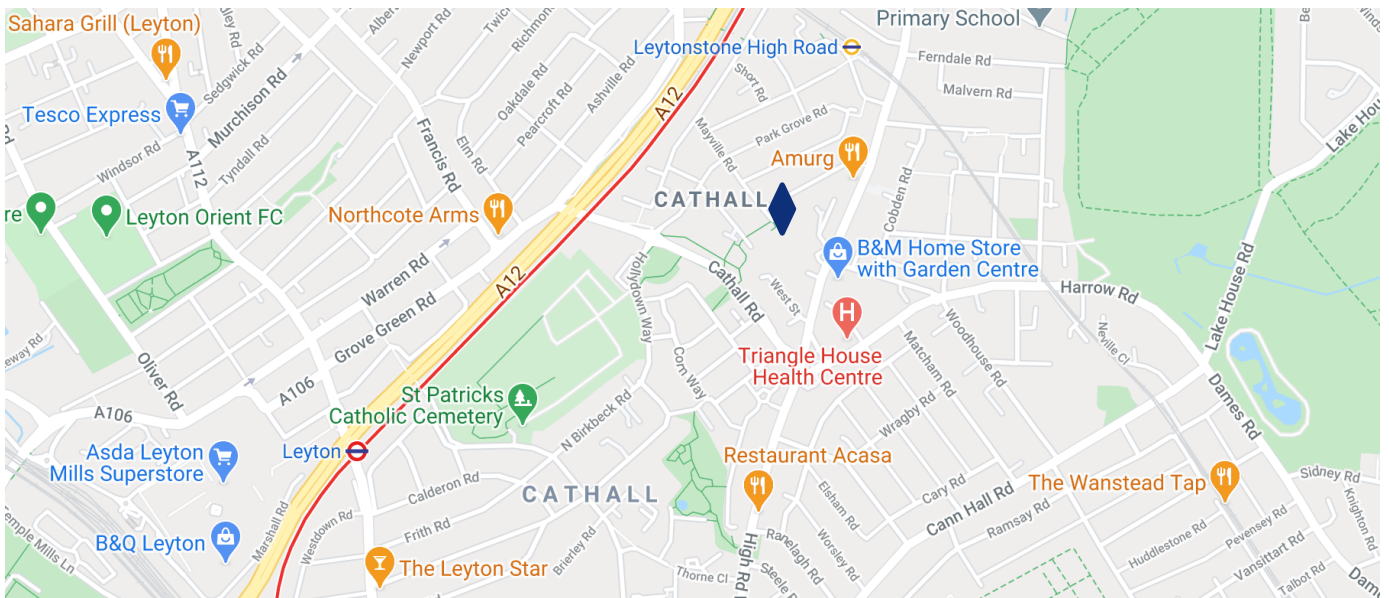
Planning conditions require a Construction Logistics Plan is approved before development starts and a Waste Management Strategy approved before occupation. Peabody has obtained approval of both documents from the local planning authority, and they should suit most occupiers but prospective tenants will need to review and make own submissions if required.

## SERVICE CHARGE

To be capped initially at £2psf pa + insurance at c £1500pa

## EPC

The property has a D rating, further details on request



## FURTHER INFORMATION

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices quoted are exclusive of vat which may be payable.