

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**FIRST TIME ON MARKET
FOR OVER 40 YEARS**

**FREEHOLD SHOP & S/C
1x BEDROOM FLAT WITH REAR YARD
FOR SALE**

**167 & 167a FRANCIS ROAD
LEYTON
E10 6NT**

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

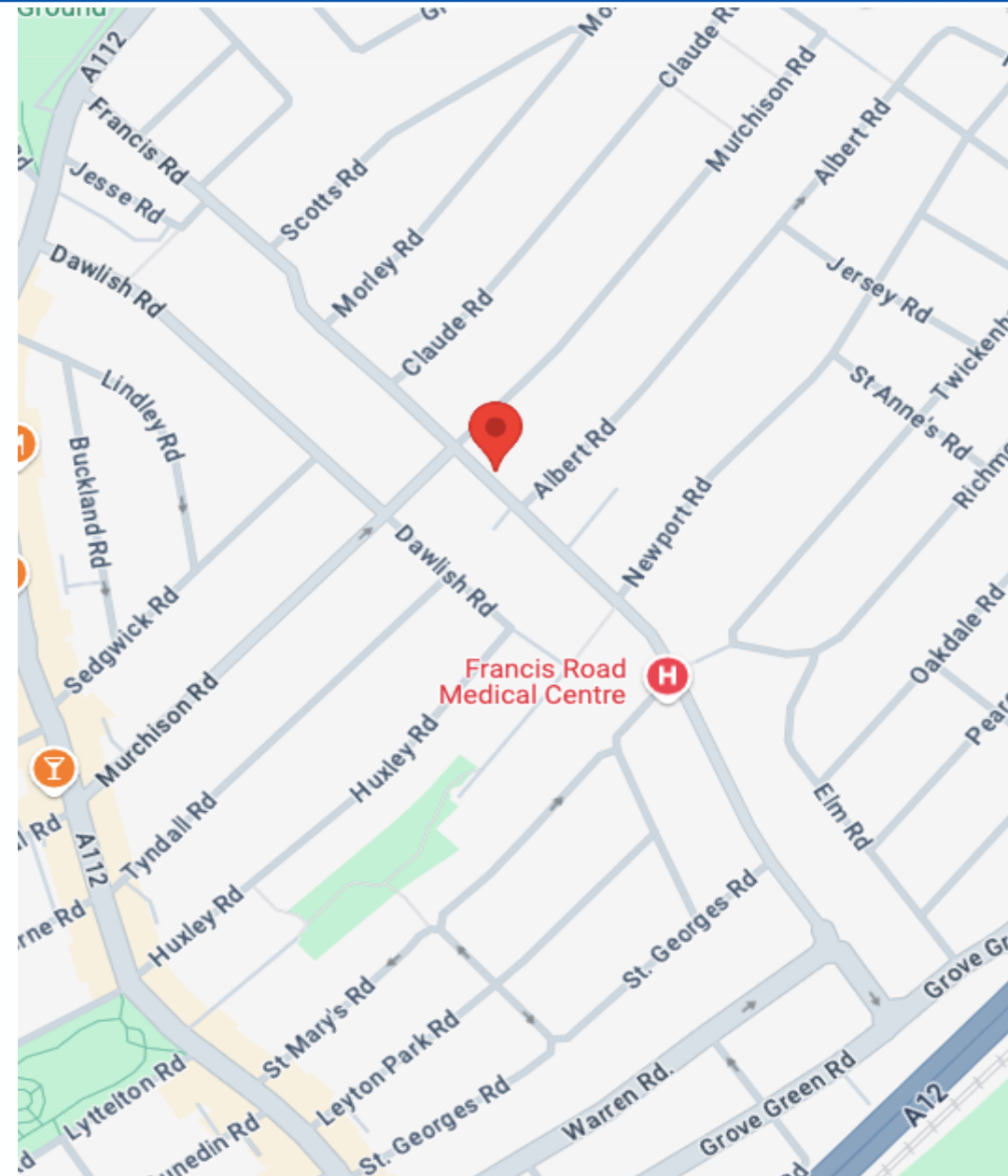
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Location

Strategically located in the heart of east London Leyton borders Walthamstow to the north, Leytonstone to the east and Stratford to the south. New Spitalfields market, Leyton Orient Football club and part of Queen Elizabeth Olympic Park are all located in the general area.

Francis Road is a partly pedestrianised road that connects A112 High Road Leyton to the north with A106 Grove Green Road to the south and sits within the heart of Leyton Village offering an eclectic mix of café's, restaurants and independent retailers.

Leyton Central Line underground station as well as Leyton Midland Road overground stations are both within 5 minute walking distance whilst bus routes 58, 69, 97, 158 and N26 also serve the High Road moments away.



Accommodation

Available accommodation comprises of a ground floor commercial unit with basement together with a self contained first floor 1x bedroom flat with front access from street level. There is a small yard to the rear accessed via a service road.

We understand that the ground floor and basement were most recently used as a traditional cobblers but have not been occupied for some time. The premises would lend itself to most uses subject to planning where necessary.

The premises are in need of comprehensive refurbishment throughout.

Approximate ground floor areas/dimensions as follows:

Internal width	11'6"	(37.73m)
Shop depth	25'5"	(7.74m)
Ancillary/stores		

	Sq.ft.	Sq.m.
Ground floor sales	272	25.27
Ancillary/stores	115	10.68
WC		
Total	387	35.95

Basement	330	30.66
1x bedroom S/C flat		

Terms

Tenure

Freehold. The premises are to be sold with full vacant possession. Price upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Legal costs

Each party to pay their own legal costs incurred.

EPC

An EPC will be available shortly.

Agency fees

The purchaser will be responsible for Adam Stein & Co. Ltd agency fees of 1% of the purchase price plus VAT.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Vendors sole agents as above.