



THE ITALIAN CHOICE

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High Road Leytonstone, London, E11 3AW
Offers In Excess Of £65,000

- Commercial Retail Property
- A1 & A4 Usage
- High Street Location
- Storage & Office Areas
- £19,000 Rent Per Annum

Kings Group estate agents are proud to present this high street location commercial Italian food shop. The lease and business are being sold altogether. The shop currently earns £5,000+ per week. The lease has currently 26 years left and earns £19,000 per annum and has a rent review on the 1st of November next year. Business rates currently cost £195 per month. The property consists of a shop front, storage area, toilet and office space. The shop area is being sold with full appliances and stock and is also fitted with security cameras for added peace of mind. The property is ideally located on the popular Leytonstone High Road which has a lot of foot traffic being located just 0.3 miles from Leytonstone Station. Call today to avoid disappointment.

Shop Front

57'4" x 18'11" (17.49 x 5.77)

Office

17'9" x 6'3" (5.43 x 1.91)

With gas heater.

Store Room

11'11" x 9'1" (3.64 x 2.78)

Centre rose ceiling, tiled flooring, power points and shelving.

Bathroom

12'7" x 4'0" (3.85 x 1.22)

Electric shower cubicle, hand wash basin with mixer tap, extractor fan and tiled flooring.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991.
The agent has not tested any apparatus, equipment,

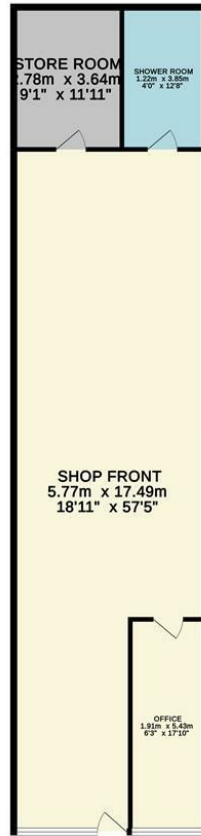
- Investment Opportunity
- 0.3 Miles To Leytonstone Station
- 26 Years Remaining On Lease
- £195 Per Month For Business Rates
- Awaiting EPC Rating

fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.





GROUND FLOOR 103.9 sq. m.
(1118 sq. ft.)



Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA: 103.9 sq. m. (1118 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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