

SHOP & 2 BED FLAT

FREEHOLD FOR SALE

Vacant Possession

- Highly Prominent Location
- Vacant Possession
- Shop – 36.72 m² / 395.25 sq. ft
- Rear Scullery – 26.40 m² / 284.17 sq. ft
- 2 bed flat - 63 m² / 678.13 sq. ft
- Potential for further development
- Offers in the region of £495,000.

*708 & 708a Lea Bridge Road,
Leyton, London E10 6AW*



Location

The property is positioned in the middle of secondary parade of shops that serves this popular residential and commercial area at the northern end of Lea Bridge Road (A104) close Leyton Green Road and Whipps Cross Roundabout. The area is served well by many bus routes and is within close proximity to Walthamstow & Leyton Town centres.

Description

Mixed use commercial property comprising a lock up shop, self-contained rear store /scullery and a self-contained 2-bedroom flat accessed from the rear of the property via Knotts Green Mews.

Approximate areas below: -

Lock Up Shop

Internal Width	5.1m	16.73 ft
Shop Depth	7.2m	23.62 ft
Shop Area	36.72 m2	395.25. sq. ft

Plus, small store, Kitchenette & WC

Rear Store/Scullery (accessed via Knotts Green Mews)

Old Scullery /storeroom	14.52 m2	156.29 sq. ft
Storeroom	3.96 m2	42.63 sq. ft
WC/Kitchenette	6.48 m2	69.75 sq. ft
Total Area	24.96 m2	268.67 sq. ft

2 Bed flat (accessed from Knotts Green Mews)

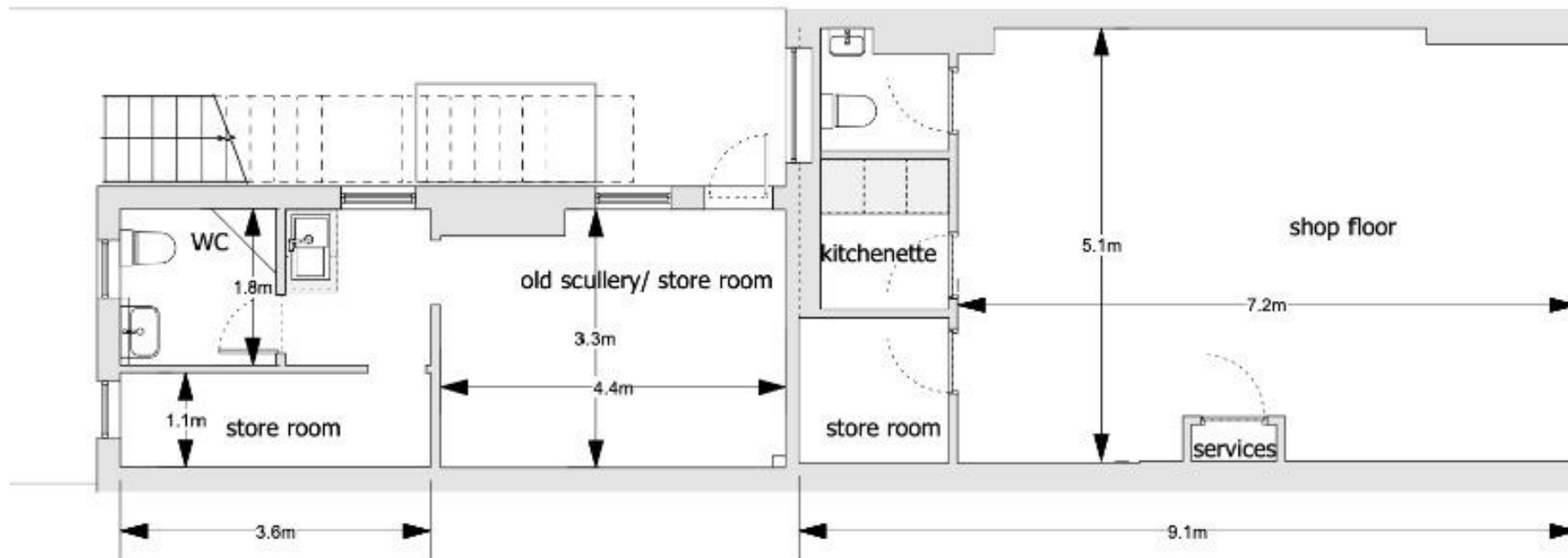
Comprising Living Room, Kitchen, 2 Bedrooms and a Shower room.

Approx.: 63 m2 / 678.13 sq. ft

Floor Plans are available in a digital format upon request



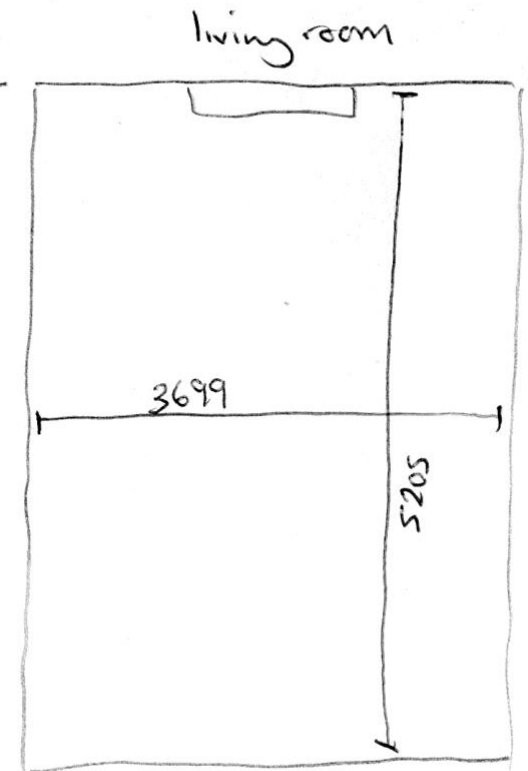
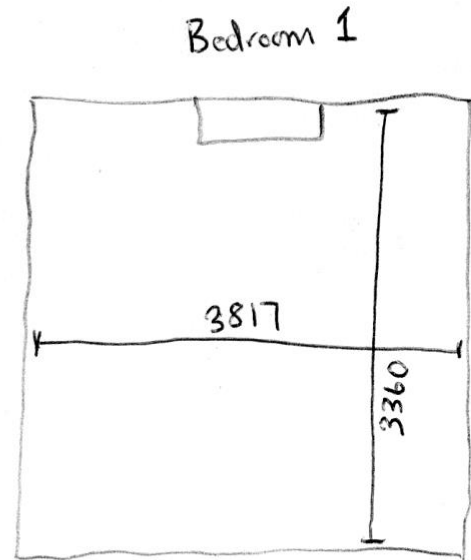
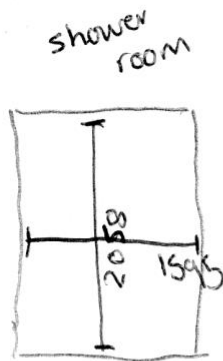
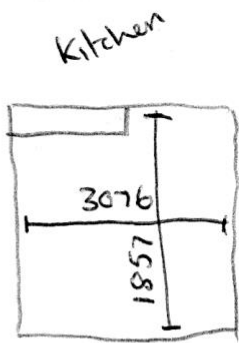
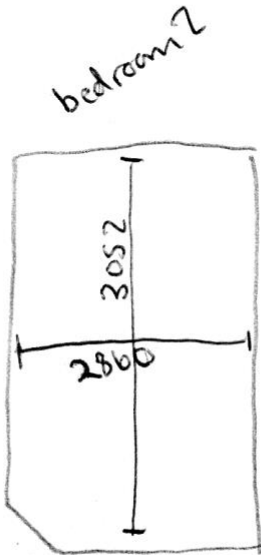


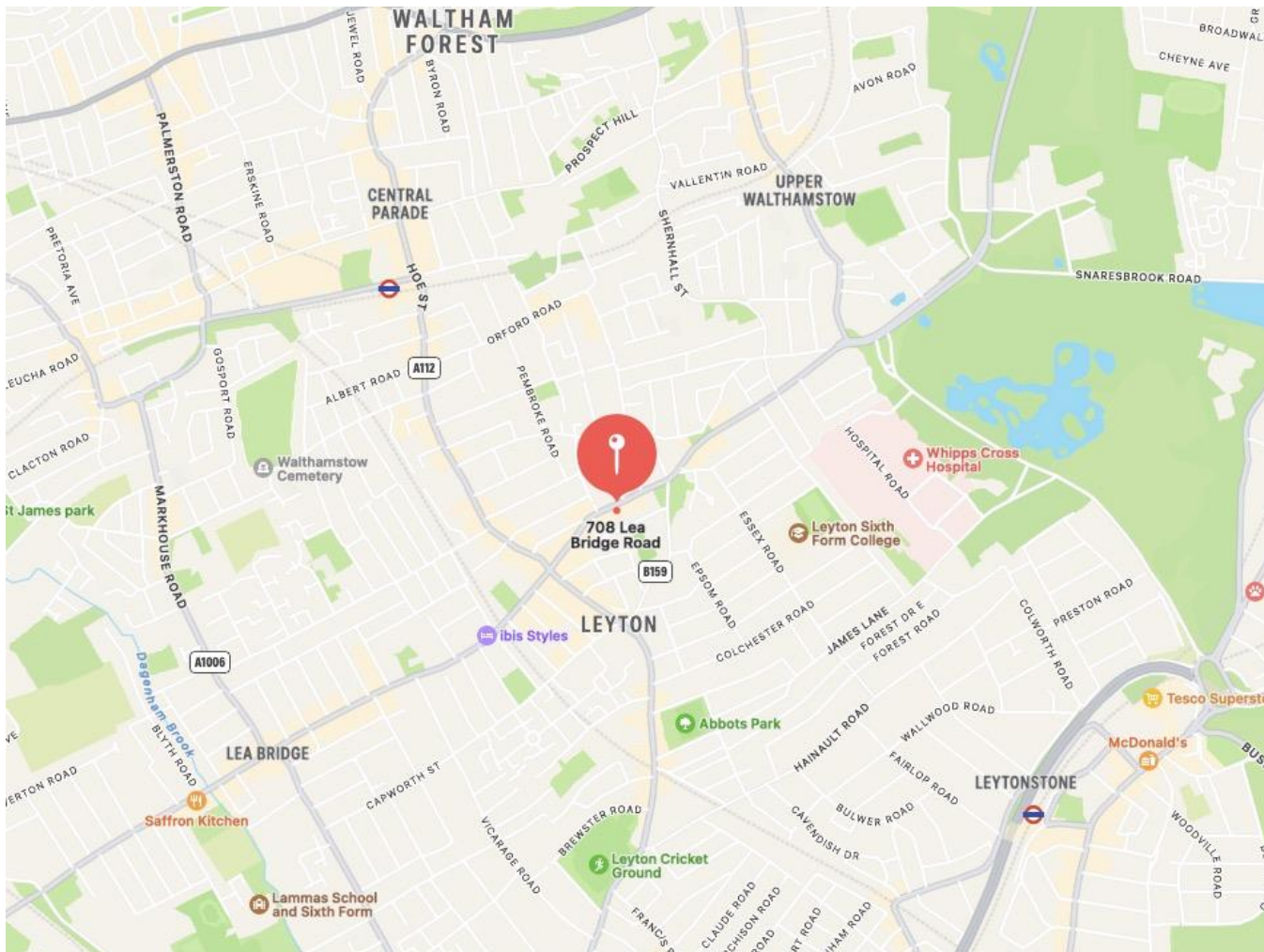


LEA BRIDGE ROAD

708A
LEARIDE ROAD

Room measurements





Tenure
Freehold

Price
Offers are sought in the region of **£495,000**

Legal Costs:
Each party to pay their own cost.

EPC
Available upon request

GDPR
General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti-Money Laundering
Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks.

Viewing strictly by appointment via sole agents

Jason Grant
T: 020 8506 9900
D: 020 8506 9905
E: jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900