

Income Producing Shop & Basement FREEHOLD FOR SALE

- Income of £20,000 pax
- Rent Increases by £1k per year to Review
- Lease for Shop & Basement
- Lease Expires April 2035
- Attractive Investment
- Offers in the region of £320,000

*328 High Road, Leytonstone,
London E11 3HS*



Location:

Situated in a vibrant part of East London, characterized by its mix of urban convenience and local charm. The area features a diverse array of shops, cafes, and restaurants, offering a taste of the multicultural influences that define Leytonstone.

Public transport options, including Leytonstone Underground Station, provide easy access to Central London, making it a popular location for commuters. The neighbourhood has a friendly community atmosphere, with local markets and events that bring people together throughout the year.

Description:

The premises comprise a ground floor shop trading as a Romanian supermarket with a Deli counter and café area, having the approximate size and dimensions: -

Supermarket	367 sq. ft	34.10 m2
Deli Counter	222.60 sq. ft	20.68 m2
Café	459.62 sq. ft	42.7 m2
Total	1049.22 sq. ft	97.48 m2
Plus Customer & Staff WC's		

Tenant information

12 Year FRI Lease from Aug 2023, Rent reviews every 4 years

Rent

£20,000 pax until Aug 2025

£21,000 pax until Aug 2026

£22,000 pax until Aug 2027, then review

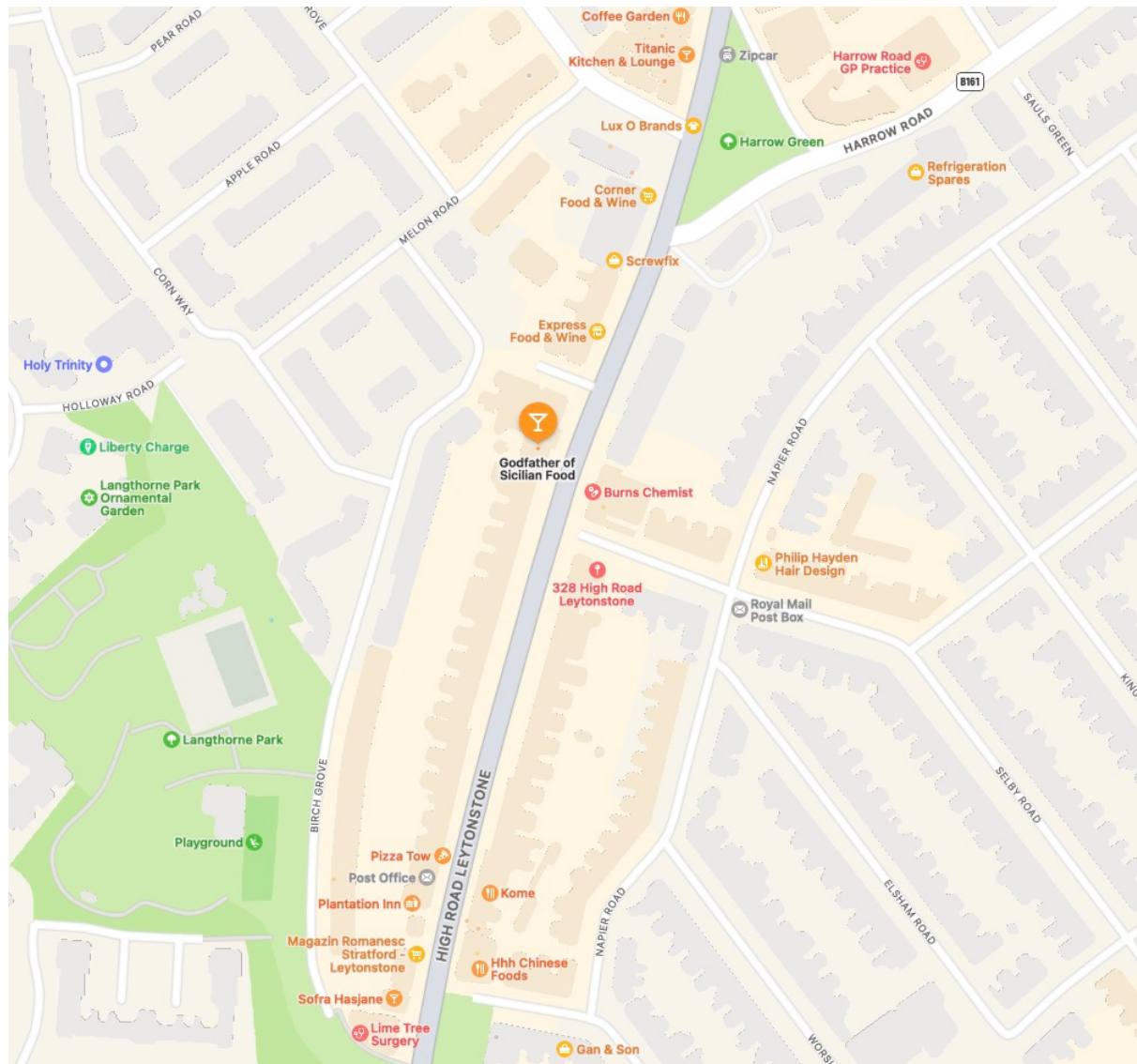
1st floor flat sold off on a long lease of 189 years from 1/1/1987

Tenure: Freehold

Price: Offers are sought in the region of **£320,000, subject to contract.**







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

Legal Costs:

Each party to pay for their own legal fees

EPC

Available upon Request

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

Jason Grant

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