

Mixed Use Investment FOR SALE

(Retail, 1 x 1 bed and 1 x 2 bed flat)

*543 High Road, Leytonstone
E11 4PB*

- Freehold
- Fully Rented
- Close to Leytonstone High Road Rail Station (London Overground)
- Individually Rented
- Total income - £41,796 pax
- Price - £600,000 (7% GIY)



Location:

543 High Road, Leytonstone E11 4PB is positioned on the High Road in **Leytonstone**, a well-established East London neighbourhood with a strong mix of independent occupiers, local services and residential catchment. The property is well connected, being close to **Leytonstone High Road Rail Station** (London Overground) and **Leytonstone Underground Station** (Central line). Regular bus services operate locally, with multiple stops within the immediate vicinity. The A12 and North Circular (A406) are also easily accessible, providing convenient routes across London and to the wider motorway network.

Description:

An **income-producing, fully let freehold** mixed-use investment comprising a ground-floor commercial unit with residential accommodation above, arranged over **three floors**. The upper parts provide **two self-contained flats**, comprising **one 2-bedroom** and **one 1-bedroom** unit. The property is held freehold and is **fully rented**, providing an established blended income profile from both the commercial and residential elements.

Tenure: Freehold subject to existing tenancies

Tenancy information:

| Address | Present Lessee | Accommodation Approx. GIA | Lease terms | Current Rent | Next Rent Review |
|-----------------------|-----------------------|--|---------------------------|---------------------------|---|
| 543 High Road | Leyton Natural Health | Ground 52.8 m2 (568 sq. ft) | 10 Year FRI from Dec 2017 | £12,396 pax | 11 th Dec 2026 |
| 1 st Floor | | Self-Contained 2 bed 45.8 m2 (493 sq. ft) | 2-year Guaranteed rent | £15,600 pa (£1300 pcm) | Both Flat rents due to increase end of Feb 2026 |
| 2 nd Floor | | Self-contained 1 Bed 35.8 m2 (385 sq. ft) | 2-year Guaranteed rent | £13,800 pa (£1150 pcm) | |
| Total Size | | 134.3 m2 (1446 sq. ft) | | | |

Total Combined rental income - £41,796 pax

Price

Offers sought in the region of **£600,000**, subject to contract and existing tenancies as above for the freehold interest.

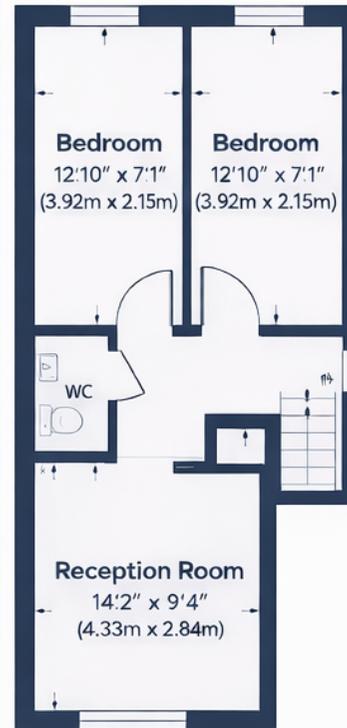
A purchase at this level will yield a gross investment of 7%.



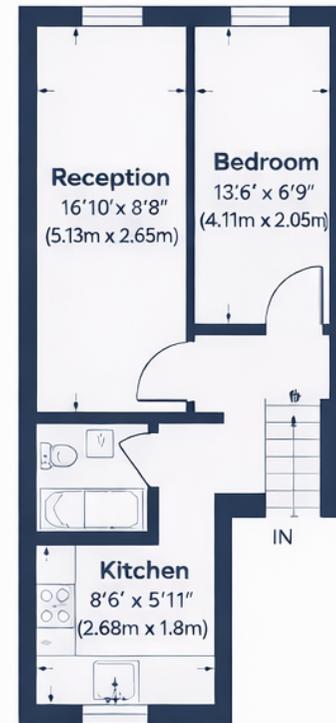


Ground Floor

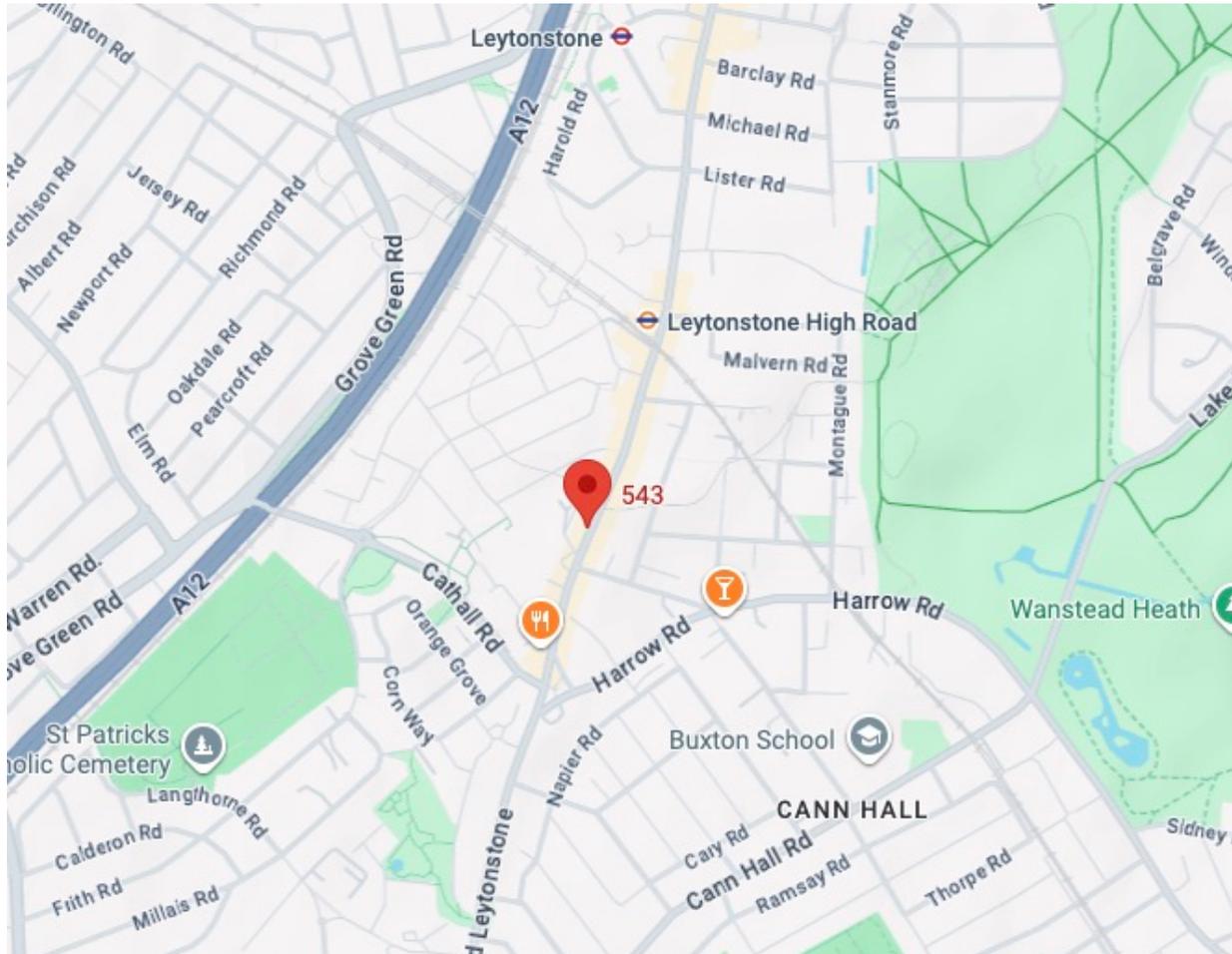
Kitchen
7'3" x 5'9"
(2.20m x 1.75m)



First Floor



Second Floor

**Legal Costs:**

Each party to pay for their own legal fees

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, admin cost of £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. 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

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