



Location

Leyton is located East London in the London Borough of Waltham Forest approximately six miles north east of Central London.

The subject premises comprise a sublet from Iceland occupying a prominent location close to the junction with Lea Bridge Road.

Nearby occupiers include Tesco, Iceland and Poundstretcher.

Description

The subject premises area arranged over ground floor only with the approximate net internal floor area:-

Ground Floor	1,300 sq ft	120.78 m.sq.
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Tenure

The unit is available to let on a new effective full repairing and insuring sub-lease outside the 1954 Act for a term of years up to October 2026.

Rental

£25,000 per annum exclusive.

Rates

Rateable Value	£35,000
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Interested parties are advised to verify these figures with the Local Authority.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Contact

Strictly via joint agents:-

Mason Partners LLP – 0207 495 1971
Mike Smith – mikesmith@masonpartners.com

SUBJECT TO CONTRACT

Viewing

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