



376-380 High Road Leyton

London, E10 6QE

Prominent North London Frontage Retail>Showroom Opportunity

6,800 sq ft
(631.74 sq m)

- Highly Visible Unit
- Extensive Window Frontages
- Good Ceiling Height
- New Lease Available
- Loading Bay to the Rear
- Would suit SPECIALIST
SUPERMARKET, GYM,
SHOWROOM, RETAIL, DENTAL

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Summary

Available Size	6,800 sq ft
EPC Rating	Upon enquiry

Description

The property benefits from an extensive frontage, currently trading as a commercial kitchen supply and fit operation, laid out over ground floor and basement, providing ideal accommodation for a variety of uses. The property benefits from being in a high traffic flow location in the busy North London area of Leyton, and would suit a variety of users such as gym/supermarket/showroom/studio operators.

Location

The premises are located within a busy mixed-use parade in Leyton High Road benefiting from regular local footfall and vehicle traffic and the surrounding commercial activity. The area comprises a mix of independent operators, light industrial occupiers and neighbourhood retail uses, supporting consistent daytime trade.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,400	315.87
Basement	3,400	315.87
Total	6,800	631.74

Tenure

A new FRI lease for a term of years to be agreed.

Rent

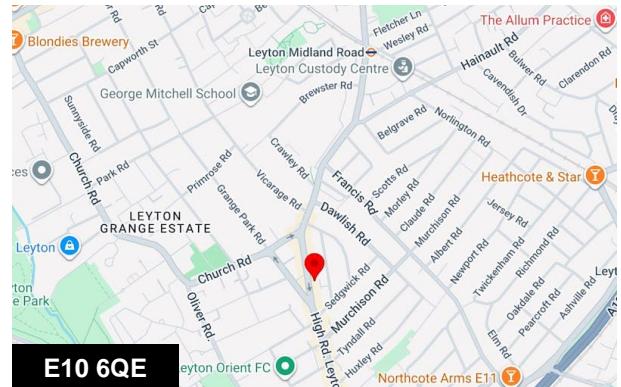
Upon application.

VAT

VAT may be applicable.

Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.



Viewing & Further Information



David Kornbluth

07507880040

davidk@cdgleisure.com