

# 245 Cann Hall Road, Leytonstone, E11 3NL



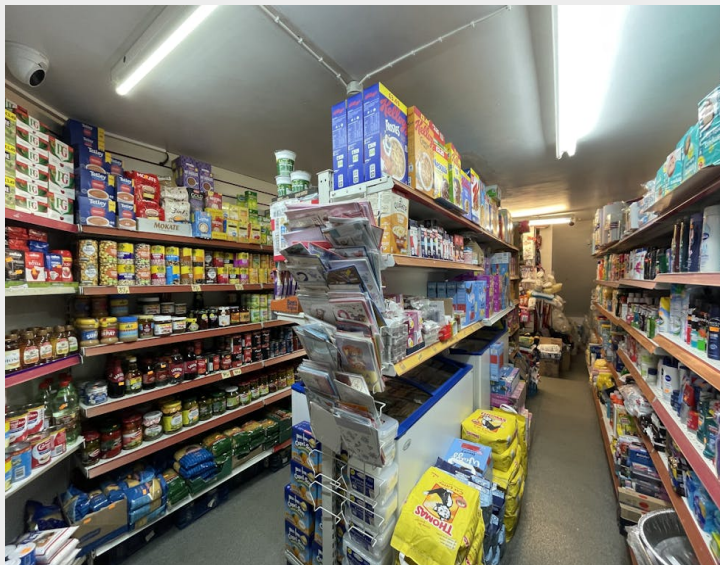
**FOR SALE**

Investment / Residential / Retail

1,346 sq ft / 125.1 sq m

Offers in the region of £500,000

# Mixed use Freehold with 2 bedroom flat upper parts, offering asset management opportunities



- Freehold, comprising ground floor commercial and self-contained 2 bedroom flat
- Total Net Income of £29,240 with opportunity for improvement
- Commercial, with outstanding rent review Jan 2025
- Upper floor, 2 bed flat holding over on expired AST
- Asset management opportunities, including refurb of upper parts
- 19 minute walk to Forest Gate station offering Elizabeth Line services to City and beyond

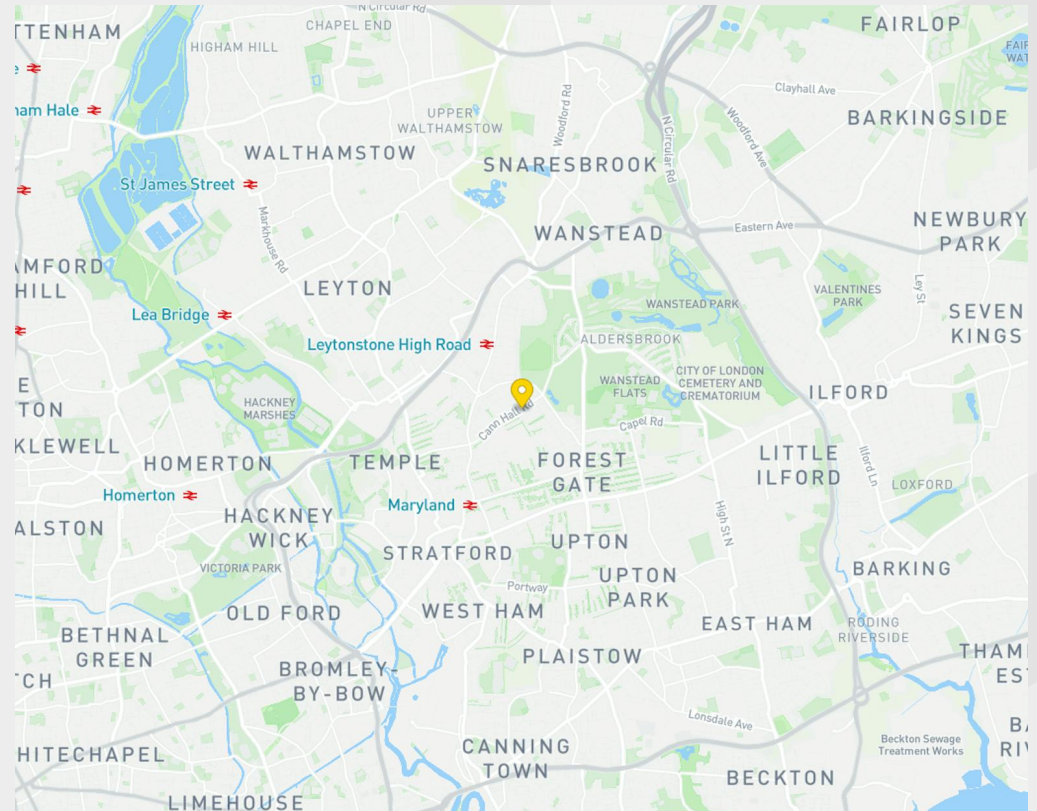


## Description

Mixed commercial and residential Freehold, in the a mid-terrace in Cann Hall Road opposite Buxton School. The ground floor commercial is let on a lease, inside the Landlord & Tenant Act 1954, at a passing rent of £12,500 per annum, with an outstanding rent review from Jan 2025. The upper parts are arranged as a 2 bedroom flat, producing £1,395pcm holding over on an expired AST. The property offers asset management opportunities for rental growth through refurbishment.

## Location

Situated in a busy thoroughfare Cann Hall Road, connect Forest Gate and Leytonstone to the East, to Stratford. The property lies opposite Buxton School and within a 5 minute walk of Wanstead Flats. Forest Gate station, with Elizabeth Line connections to Liverpool Street, Farringdon and beyond is within a 19 minute walk and Wanstead Park on the Overground Suffragette Line is with 15 minutes walk.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	EPC	Availability
Ground - Shop	700	65.03	£12,500 /annum	C (65)	Let
Ground - Rear Yard	216	20.07	included in shop lease	C (65)	Let
1st - Flat	646	60.02	£16,740 /annum	C (71)	Let
<b>Total</b>	<b>1,562</b>	<b>145.12</b>			

### Tenure

Freehold

### EPC

C

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk

Jamie Smith  
07870 850 097  
jamie.smith@strettons.co.uk



#### Further Information

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