

# 662-664 Lea Bridge Road, Leyton, E10 6AP

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## FOR SALE

Class E Retail / Leisure / Investment /  
Retail

4,935 sq ft / 458.5 sq m

Offers from £900,000

**Adjoining and unbroken, attractive three storey Freehold, to be sold with tenants in situ as an income producing asset**



- Prominent position close to Bakers Arms junction
- Comprising ground floor retail plus garden and 2 x split level flats at upper floors
- The entire property (including upper parts) let on an overriding lease, inside the Landlord & Tenant Act, till 2029
- Current Total Income of £52,000 per annum
- Asset management opportunity, plus potential for future conversion/development (subject to obtaining the necessary planning consents and vacant possession)

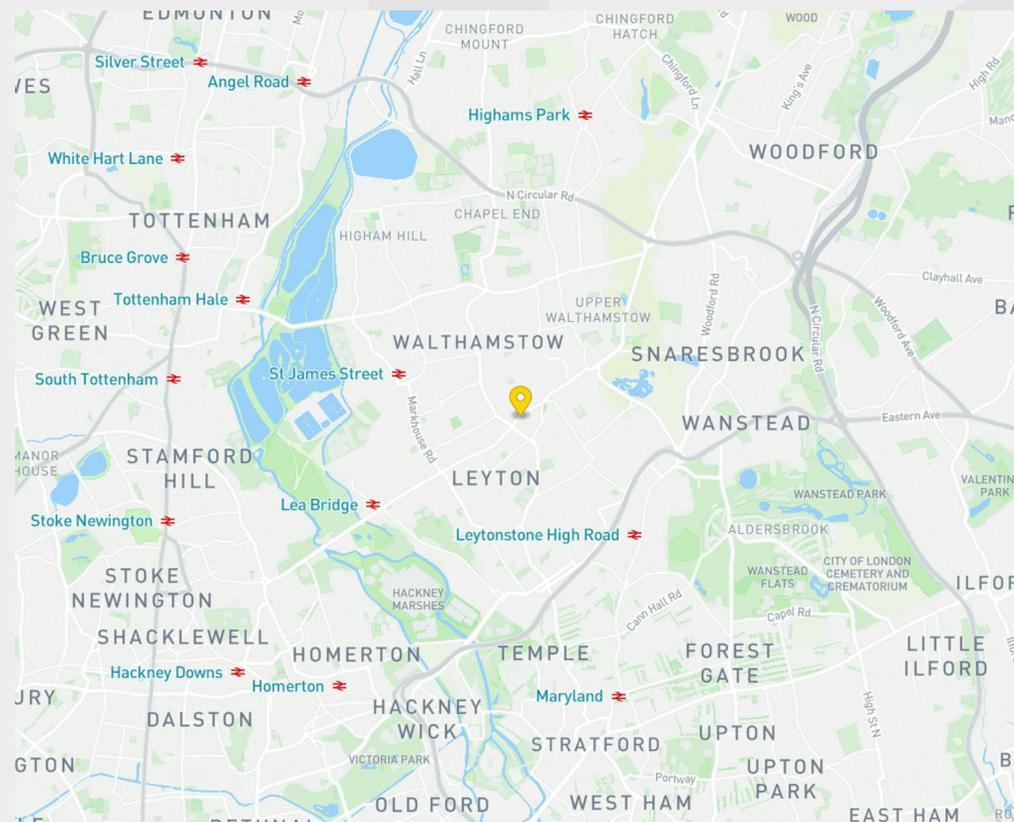


## Description

The property is situated on the south side of Lea Bridge Road, Leyton, close to the Bakers Arms junction where it meets High Road, Leyton and Hoe Street, Walthamstow. The street is lined with a variety of retail, food and leisure catering to the area's broad demographic. Lea Bridge, High Road and Hoe Street are a popular local shopping destination with many national retailers represented including Tesco, Iceland, Savers, Poundstretcher, Costa, Domino's & KFC.

## Location

Lea Bridge Road is a major thoroughfare linking Hackney to Leyton, Walthamstow and central London. The area has seen regeneration in recent years, benefiting from improved transport links, including Leyton Midland station, providing Overground connections on the Suffragette Line, between Barking in the East and Gospel Oak in the North West.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	EPC	Availability
Ground	Class E Retail / Leisure	2,632	244.52	-	B (43)	Let
1st - +2nd Floor of 662	Residential	1,162	107.95	-	D (63)	Let
1st - +2nd Floor of 664	Residential	1,141	106	-	D (58)	Let
<b>Total</b>		<b>4,935</b>	<b>458.47</b>			

### Tenure

Freehold

### EPC

D

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

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