



STRETTONS

EST 1931

# 616 Lea Bridge Road, Leyton, London, E10 7DN

## TO LET

Retail

965 sq ft / 89.7 sq m

£22,500 per annum



# Retail Unit - Class E



- Prominent corner location
- Good natural light
- Large storage area
- Kitchenette
- Upstairs and downstairs W/C





## Description

The property is a ground floor lock up shop which benefits from a prominent frontage leading to Lea Bridge Road. There is first floor space which currently contains a kitchenette and a WC as well as additional space for storage.

## Location

Located in the centre of the well-known Bakers Arms junction where Lea Bridge Road meets Hoe Street and High Road Leyton. A wide variety of retailers are represented in the immediate vicinity including Barclays Bank, Dominos, Savers, Percy Ingle, Iceland and Costa Coffee. The area is well served for transport links with a number of major bus routes offering connections to Walthamstow Central, Stratford and into the City via Hackney.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground - Retail	316	29.36	Available
1st - Storage	649	60.29	Available
<b>Total</b>	<b>965</b>	<b>89.65</b>	

### Tenure

New Lease

### EPC

D (91)

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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



#### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 21/05/2025