

Lambert
Smith
Hampton

For Sale

124 Leyton High Road

| LEYTON | LONDON | E15 2BX |

✓ Freehold

✓ Currently operated as an owner-occupied retail unit with residential accommodation to the uppers

✓ The retail accommodation extends to 953 sqft

✓ The residential accommodation extends to 742 sqft

✓ Available with Vacant Possession or agree lease with current occupier

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Freehold Mixed Use unit fronting Leyton High Road

On the instruction of the Receivers

Description

The property is a mid-terrace three storey brick building with a pitched roof and a mixture of two and single storey elevations to the rear of the property. The property is arranged over three floors and contains accommodation suitable for Use Classes C3 and A1.

The ground floor comprises of a self-contained shop, with basement stores.

The first and second floors comprise of a two-bedroom flat, accessed through a side pedestrian door. This is let on an AST until February 2027.

The freehold **title no. NGL83221** covers the footprint of the property only.

Location

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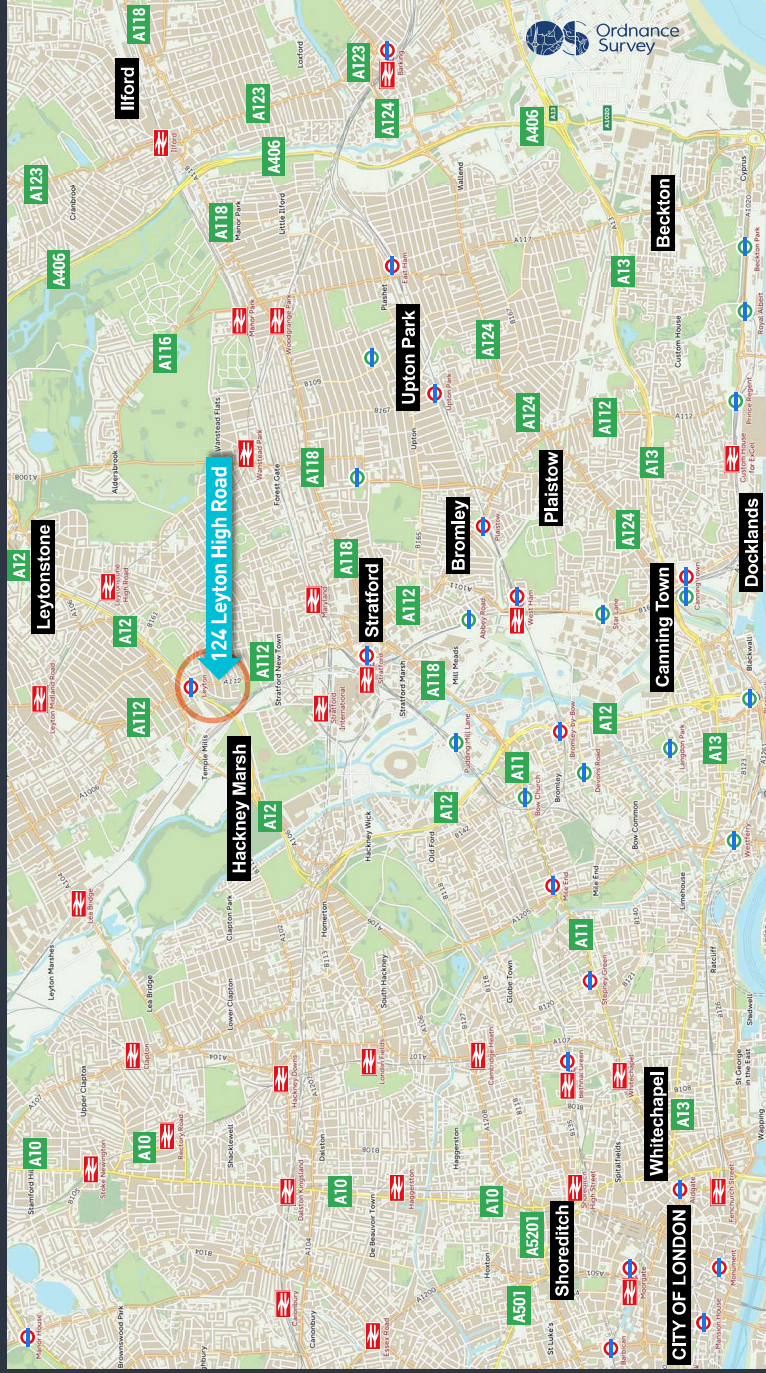
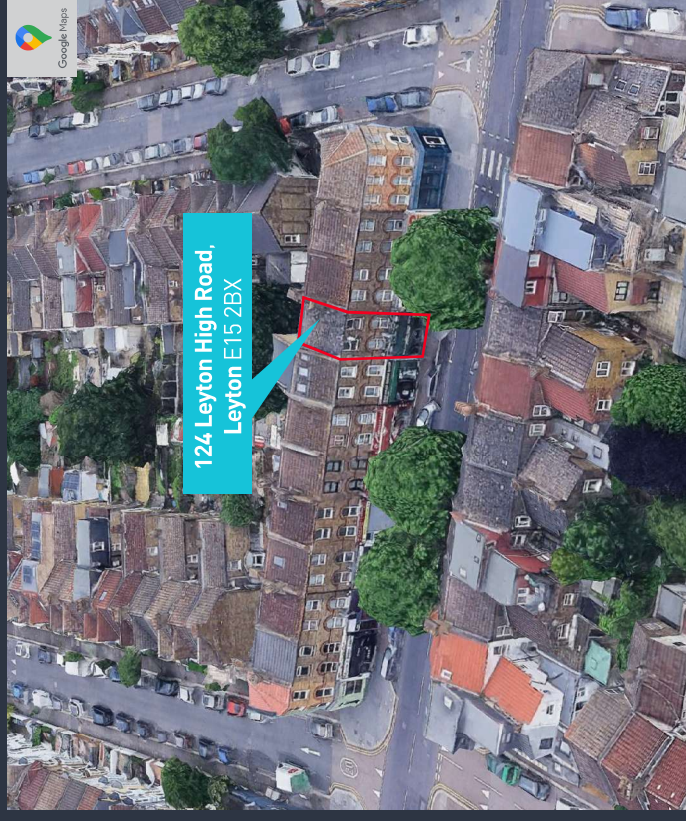
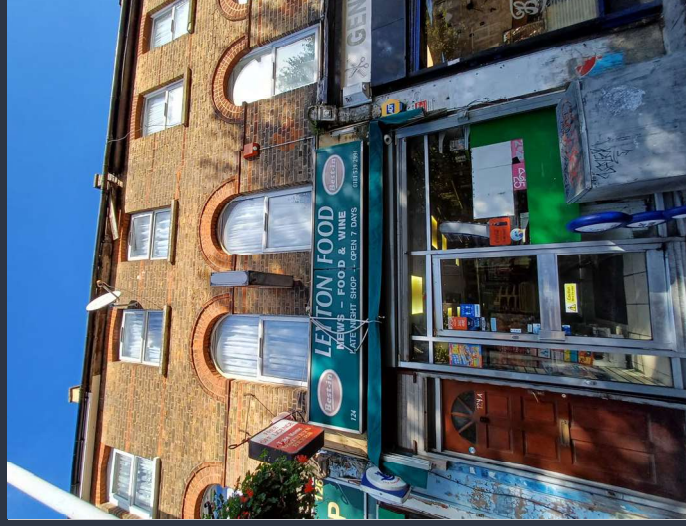
The property is located on Leyton High Road, 10 miles to the north east of Central London, on the eastern side of the high street.

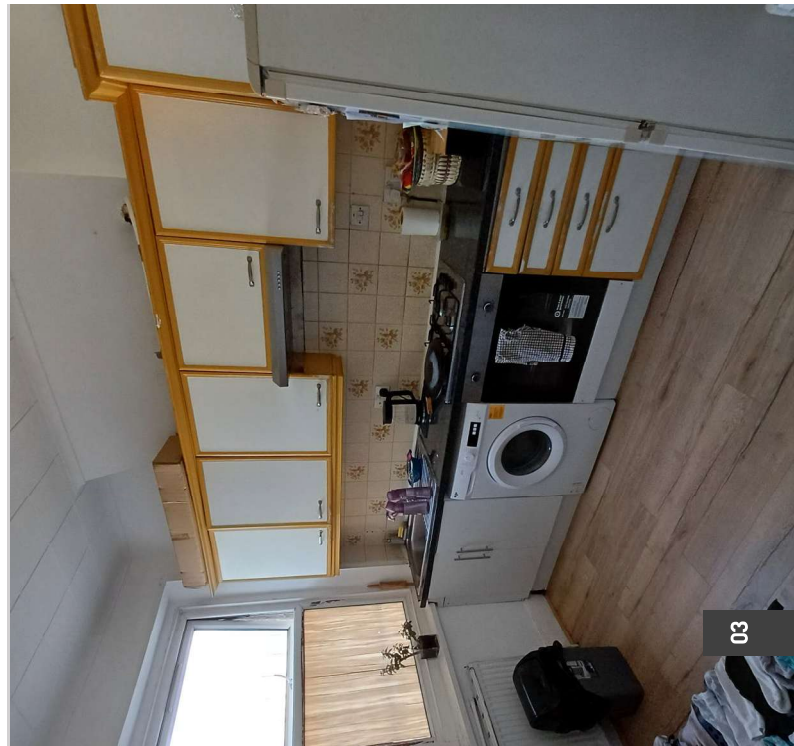
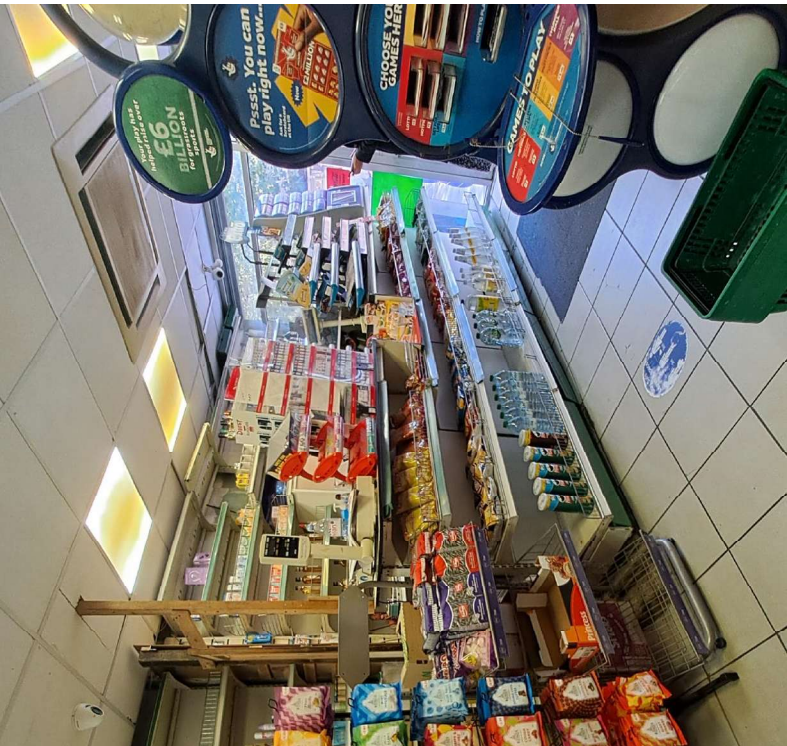
The property is well connected, located 200m from Leyton Tube Station (Central Line), providing direct access to Bank (15 mins) and Oxford Circus (24 mins).

The A12 is located 0.2 miles north of the property, offering connections to Central London and the M25.

Tenure

Freehold- Title No. **NGL83221**





Accommodation

We understand the floor areas to be as follows:

Floor	Sq Ft	Sq M
Retail	88.65	953
Residential	69.00	742
Total	157.65	1,697

Planning

We would advise that all interested parties undertake their own planning enquiries with the **London Borough of Waltham Forest**.

Tenancies

Residential: AST in place at **£1,750 pcm for 2 years** expiring February 2027.

Retail: Owner Occupied. Opportunity to agree a lease or available with **Vacant Possession**.

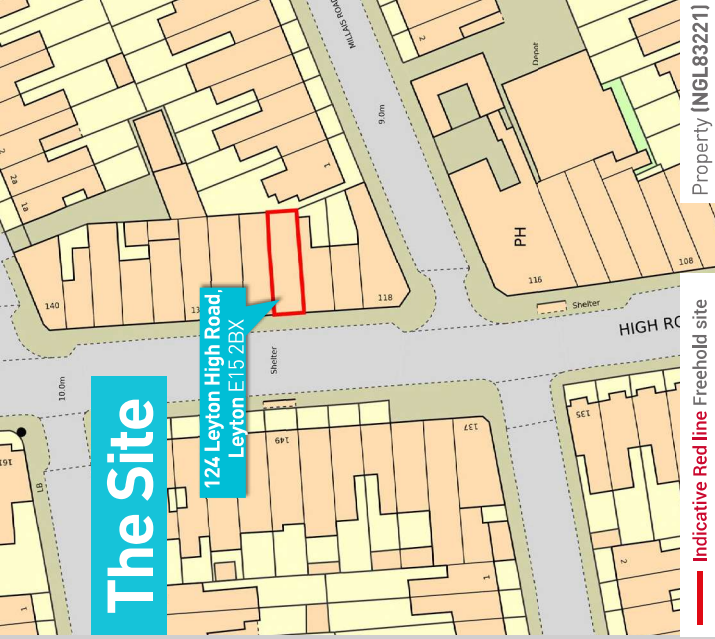
EPC

The property has the following Energy Performance Certificates (EPC):

Address/Unit (incl Postcode)	Energy Performance Rating
124a High Road Leyton, London, E15 2BX	D (64)
Leyton Foods, 124 High Road Leyton, London, E15 2BX	D (86)

Business Rates

We would advise that interested parties conduct their own research into Business Rates.



The Site

124 Leyton High Road,
Leyton E15 2BX

Indicative Red line Freehold site

Property (NGL83221)

Legal Costs

Each party will bear their own legal costs.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

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Terms

Offers in excess of **£495,000 (Four Hundred and Ninety Five Thousand Pounds)** for the freehold interest in the property.

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Viewing and Further Information

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SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.