

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

REFURBISHED RESTAURANT TO LET IN BUSY LONDON SUBURB

**680-682 HIGH ROAD LEYTON
LEYTON
LONDON
E10 6JP**

**GROSS INTERNAL AREA
DOUBLE SHOP / RESTAURANT
BASEMENT STORAGE**

**2022.78SQ.FT / 187.92M²
894.58SQ.FT / 83.11 M²**



- **PROMINENT LOCATION WITH MODERN SHOP FRONTAGE**
- **ON BUSY THROUGH ROAD (A112)**
- **EXTENDED OPEN PLAN RESTAURANT WITH FULLY FITTED OPEN PLAN KITCHEN TO THE FRONT**
- **AVAILABLE IMMEDIATELY ON NEW LEASE**
- **FULLY REFURBISHED INTERNALLY**

Chartered Surveyors
& Commercial Property
Consultants

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2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION: The property is located on the eastside of High Road Leyton (A112) close to its junction with Abbotts Park Road. The A112 runs northwards to Walthamstow and in a southerly direction to Stratford. The area is of a mixed use commercial / residential location lying approximately 0.4 miles south of the busy Baker's Arms Cross Roads. There are a number of mixed diverse operators in the nearby locality including Post Office Sorting Office, Paddy Power, William Hill, Anytime Fitness, Spar Petrol Station, After's and K.O Grill. Leyton's main leisure centre lies only 3 minutes' walk from the subject property.

There are a number of bus routes that provide access along the A112 and Leyton Midland Road, mainline station lies 0.2 miles further south from the restaurant. Leyton Underground Station (Central Line) is located 1.2 miles south of the above unit.

DESCRIPTION: The property forms part of a 3 storey commercial building offering a fitted-out restaurant accommodation extended on the ground floor with basement storage.

The restaurant area is open plan with spot lights, fans and air condition units. The property benefits from separate food prep / wash room including partitioned spaces to the rear which includes 4 separate WCs with lobby wash room facilities.

ACCOMMODATION:

NET INTERNAL AREA:

RESTAURANT / OPEN PLAN GRILL / KITCHEN WASHROOM	1,860.21SQ.FT / 172.82M ²
BASEMENT	876.83SQ.FT / 81.46M ²
4 X WC'S WITH WASH HAND BASIN	88.48SQ.FT / 22 M ²

TENURE The property is available subject to a **Full Repairing and Insuring Lease** (inside the act) for a term to be agreed.

PASSING RENT: £45,000 per annum exclusive

PREMIUM Premium on Request

EPC: To follow

RATEABLE VALUE:

Rateable Value:

680 High Road - Restaurant and premises - £12,000 - London Borough of Waltham Forest
Rates Payable - Restaurant and premises - £5,760

Rateable Value:

682 High Road - Shop and premises - £9,100
Rates Payable - Shop and premises - £4,368

We recommend that you make your own enquiries to the Local Authority.

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction. The prospective tenant is required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING: Strictly by appointment only with Landlord's sole agents:

DOBBIN & SULLIVAN
AJAY TOHANI MSc MRICS / CHRIS HARDING BSc Hons
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