

**FOR SALE**

**Class E Premises**

5,230 sq. ft. (486 m<sup>2</sup>)

**676-678 HIGH ROAD,  
Leytonstone, London E11 3AA**

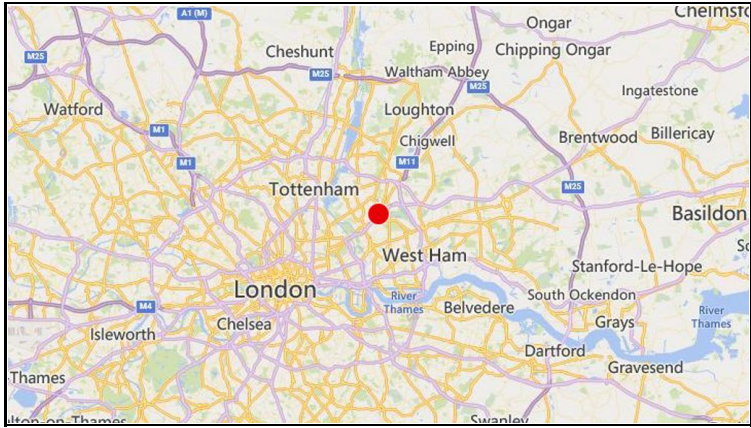


- Close proximity to Leytonstone Underground Station
- Vacant Possession / Suitable for owner occupiers
- Suitable for a variety of uses within Class E
- Virtual Freehold
- Prominent location
- Former medical clinic

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

The property is situated on High Road Leytonstone, approximately 100m east of Leytonstone Underground station (Central line), between Church Lane and Kirkdale Road. The area features a mix of retail operators and a diverse range of food and beverage businesses, including Aldi opposite.

## DESCRIPTION

The property comprises a large glass fronted mid-terrace retail unit across ground floor, with a mezzanine fitted as good quality office accommodation. The personnel access leads to a reception area. Behind the reception area is a central corridor with a number of treatment rooms, sauna, service room, storage and WCs.

## ACCOMMODATION

Ground Floor:	4,110 sq. ft. (382 m <sup>2</sup> )
Mezzanine:	1,120 sq. ft. (104 m <sup>2</sup> )
<b>Total:</b>	<b>5,230 sq. ft. (486 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available for sale on a virtual freehold basis with vacant possession, held on a 999 year lease from 18/08/2022.

## PRICE

£1,200,000 Virtual Freehold.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £60,000. Interested parties are advised to make their own enquiries of the London Borough of Waltham Forest.

## EPC

An EPC has been commissioned at Band C.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

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