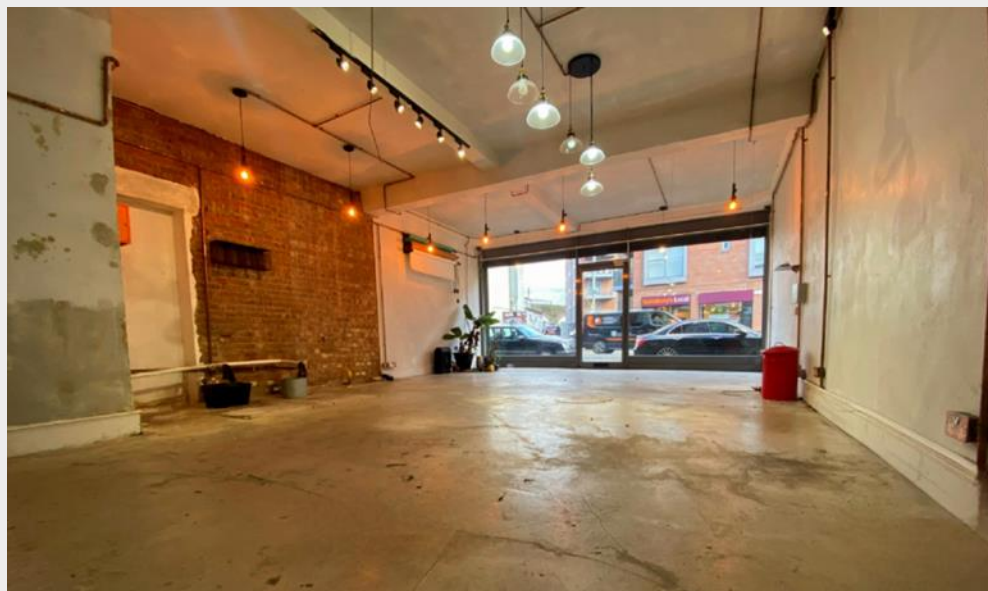


**CLASS'E' UNIT TO LET**  
**615 High Road, Leyton, London, E10 6RF**



**Ideally Suited to Retail/Office/Medical Uses**  
**768 sq ft (71.34 sq m)**



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**HIGH ROAD**

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## LOCATION

The Property is located on High Road Leyton, a busy local parade moments away from Leyton Midland Road Overground Station. There are a diverse array of retail and leisure offerings in the immediate area.

## DESCRIPTION

The property comprises open plan accommodation entirely over ground floor and measuring approximately 768 sq ft. The property has recently been stripped out to allow for an incoming Tenant's fitout.

## USE

Permitted for use as retail, office, medical or any other use within Class E of the Use Class Order 2020. Restaurant use is not permissible.

## LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

## RENT

£23,000 per annum exclusive of all other outgoings

## RATES

The rateable value for the property is £13,500 so the rates payable amount to c£6,736 per annum. All parties are advised to make their own enquiries with the VOA.

## SERVICE CHARGE

A nominal Service Charge is payable – details on request.

## VAT

Not applicable.

## EPC

Available upon request – Rated B.

**For further information or to arrange a viewing, please contact:**

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