

Ref:

## ***For Sale Freehold 6 x Flats plus Triple Shop***



**148-152 High Road  
Leytonstone,  
London, E15 1UA**

**LOCATION:** The property is situated in this main road position fronting the High Road / leading through to Maryland British Rail Station and Stratford Town Centre including Westfield Shopping centre, the International and British Rail Station and underground stations including the Central Line and DLR. The A12 new road is accessible in one direction as is Leytonstone's town centre.

**DESCRIPTION:** The property comprises of a ground floor triple shop unit (to be let as a whole or split) and 6 x 1 bedroom flats split over the 1st and 2nd floor. The shop will be vacant along with one of the flats, the rest of the flats will be occupied on AST's at £850pcm.

**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

**AMENITIES:**

- **GIA GROUND FLOOR 3 SHOPS AND STORAGE 2,128 SQ FT (197.79 SQM) (VACANT)**
- **GIA GROUND FIRST & SECOND FLOORS 5,394 SQ FT (501.1 SQM)**
- **REAR ADDITION/STORAGE 494 SQ FT (45.88 SQM)**
- **6 X 1 BEDROOM FLATS CURRENTLY LET & INCOME PRODUCING (ONE VACANT)**
- **1-2 CAR PARKING SPACES / YARD AT REAR**

**TERMS:** For sale freehold

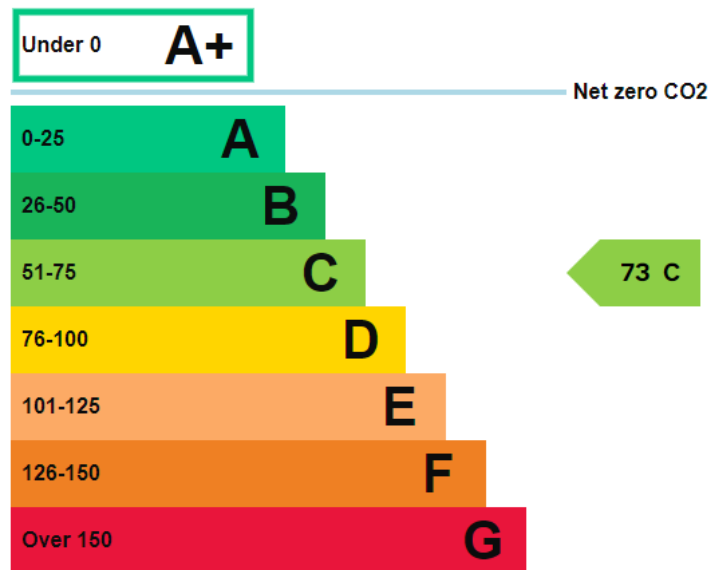
**PRICE:** Offers in excess of £2m (Two million pounds)

**SERVICE CHARGE:** None

**RATES PAYABLE:** £21,207.50 approx shop only

**EPC RATING:**

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**REFERENCES:**

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:**

To be paid by the ingoing tenant.

**V.A.T.**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:**

Via sole agents only

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*