

ADAM STEIN & CO

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STUNNING GROUND FLOOR SUITE AVAILABLE

WITH VALUABLE D1 USE (MEDICAL)

721 HIGH ROAD
LEYTONSTONE
LONDON
E11 4RD

657 sq.ft. (61.04 sq.m.)
plus cellar/basement of 344 sq.ft. (31.96 sq.m.)



2 of 4

Location: The building is located in a prominent position on the High Road, Leytonstone (A11) close to the Vernon Road junction and within easy walking distance of Leytonstone (Central Line) underground station providing easy access to the City and West End.

This is an area that has undergone a tremendous transition over recent years. Most of the local retailers are independents although larger retailers of note include British Heart Foundation, Betfred, Iceland and Peacocks Stores.

Accommodation: The property comprises a mid terrace ground floor lock up shop that has been trading as physiotherapy centre for a number of years. The premises are divided into a reception, 2x treatment rooms, 2x studios, single WC, basement/cellar and a rear garden.

Basement/cellar is accessed externally and has a restricted head height of 6' (1.82m).

The premises are in superb decorative order with the following floor areas:

	Sq.ft.	Sq.m.
Ground floor	657	61.04
Rear garden		
Basement/Cellar	344	31.96



- Amenities:**
- * Centrally located with high volume of vehicular traffic
 - * Air conditioned to part (not tested)
 - * Laminate flooring to part
 - * Video entryphone
 - * Suspended ceiling with recessed spot lighting to part
 - * Cat II lighting to part
 - * Window frontage
 - * Immediately available
 - * WC
 - * Superb decorative order

Terms

Tenure: Leasehold.

Lease: A new lease is available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary. Rent to be paid quarterly in advance on the usual quarter days by standing order only.

Rent: £17,000 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction

Business Rates: Payable by the Tenant.

Cons. Protection Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property.

Money Laundering Regulations: It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Legal Costs: Ingoing Tenant to be responsible for the Freeholders reasonable legal costs incurred in this transaction.

Possession: Immediately upon completion of legal formalities.

Viewing: Strictly by arrangement via Freeholders sole agents as above.

EPC:



