



**Tenure**  
Freehold.

**Location**  
Leyton is located in North-East London, a short distance from the A12 and North Circular. The property is situated on a prominent corner position at the junction of High Road with Murchison Road in a mixed commercial and residential area.

The property is situated on the east side of High Road Leyton (A112) between its junctions with Sawlish Road and Lindley Road, in a predominantly residential area. Occupiers close by include a Jet petrol filling station and a variety of local traders.

### Description

The property is arranged on ground and two upper floors to provide a total GIA of 186.6 (2,008 sq ft) and comprises a ground floor shop together with self-contained upper floors that are approached from an entrance fronting High Road Leyton. The upper floors have previously been used as bedists and together with the loft now have planning permission for conversion to flats (1). In addition there is a workshop to the rear, access to which is via Dawlish Road.

### VAT

VAT is not applicable to this lot.

### Planning (1)

The loft, first and second floors were granted planning permission (Application No. 2011/1599) on 18th January 2012 for conversion (including a rear dormer window) into two 1 bed flats. For further information please refer to [www.walthamforest.gov.uk](http://www.walthamforest.gov.uk)

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 3 London E10**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Mr Farim Ahmed	Gross Frontage 5.00 m (16' 4") Net Frontage 3.00 m (9' 8") Shop Depth 8.60 m (28' 2") Built Depth 9.90 m (32' 4") Ground Floor GIA 41.80 sq m (450 sq ft)	3 years from 01.02.2009 FR & I	£9,000 p.a. (2) (6 month rent deposit held)	Holding over
First and Second Floors	Vacant	First Floor GIA 50.30 sq m (541 sq ft) Second Floor GIA 32.50 sq m (350 sq ft)			
Rear Workshop	Vacant	Ground Floor GIA 62.00 sq m (667 sq ft)			
		<b>Total GIA 186.60 sq m (2,008 sq ft)</b>			

(2) The tenant pays a reduced rent of £8,000 pa in return for paying the rent by BACS.

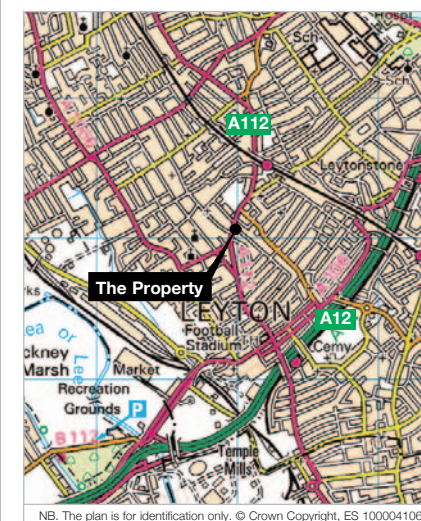
**Total £9,000 p.a. (1)**

## London E10

### 468 High Road Leyton E10 6QA

- **Freehold Shop Investment**
- Includes vacant possession of upper floors and rear workshop
- Upper floors with the benefit of planning permission for conversion to two flats (1)
- Busy main road location within one mile of Leyton Underground Station
- No VAT applicable
- Shop tenant holding over
- Total Current Rents Reserved  
**£9,000 pa (1)**

**SIX WEEK COMPLETION  
AVAILABLE**



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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