

## London E11

### 727 High Road, Leytonstone E11 4RD

- A Freehold Detached Corner Building Internally Arranged to Provide Five Self-Contained Flats and a Ground Floor Retail Unit. Garage Premises to the Rear
- Ground Floor Retail Unit subject to a Tenancy until 31st July 2016
- Garage Premises
- Five Flats each subject to an Assured Shorthold Tenancy
- Possible potential for Development subject to obtaining necessary planning consents
- Total Current Rent Reserved  
**£73,140 per annum (equivalent)**

**FIRST TIME ON THE OPEN  
MARKET IN OVER 100 YEARS**



#### Tenure

Freehold.

#### Location

The property is located on the southern corner of High Road Leytonstone and Vernon Road. An extensive range of local shops and amenities is readily available along High Road. Public transport facilities are excellent. London Underground services run from Leyton Station (Central Line), which is within 7 minutes' walk to the north. London Overground services run from Leytonstone Station, which is within 5 minutes' walk to the south. The A12 is close by and provides access into Central London and to the North Circular Road. The open spaces of Wanstead Park are within walking distance.

#### Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit and five self-contained flats. There is a garage premises to the rear.

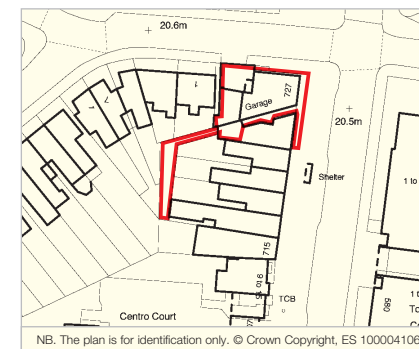
#### Accommodation and Tenancies

The property was only partially inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.

#### Planning

Local Planning Authority: Waltham Forest Council  
Tel: 020 8496 3000 Email: [dcmail@walthamforest.gov.uk](mailto:dcmail@walthamforest.gov.uk)

The property may afford potential for development subject to obtaining all necessary planning consents.



Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Shop	Ground	Retail Zone A	Subject to a Tenancy for a term of 12 months from 1st August 2015 until 31st July 2016	£1,250 p.c.m.
		Retail Zone B		
		Storage		
Garage	Ground	Workshop	Subject to a Commercial Lease. Please refer to the legal documentation pack for further details.	£700 p.c.m.
		Canopy		
Flat 1	Ground	Reception Room/Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 22nd August 2015	£900 p.c.m.
Flat 2	First	Studio, Kitchen, Shower Room	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd August 2015	£575 p.c.m.
Flat 3	First	Reception Room/Kitchen, Two Bedrooms, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 3rd February 2016	£900 p.c.m.
Flat 4	First	Reception Room/Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 21st June 2015	£900 p.c.m.
Flat 5	Second	Reception Room/Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 26th June 2015	£800 p.c.m.
Billboard			Subject to a Tenancy. Please refer to the legal documentation pack for further details.	£70 p.c.m.
NB. Measurements obtained from the Valuation Office Agency.				<b>Total £6,095 p.c.m.</b>

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

#### To View

The property will be open for viewing on Tuesday 29th March between 4.00 – 4.45 p.m.

#### Seller's Solicitor

Messrs Darlington's Solicitors (Ref: JS).  
Tel: 020 8951 6666.  
Email: [jswede@darlington's.com](mailto:jswede@darlington's.com)

#### INVESTMENT – Freehold Building