

Est. 1955

# Tarn &Tarn

832-836 HIGH ROAD,  
LEYTON, LONDON,  
E10 6AE

WHOLE  
SELF-CONTAINED  
COMMERCIAL  
BUILDING/RETAIL TO  
LET  
9,940 FT<sup>2</sup>



# DESCRIPTION

The available accommodation is a self-contained 2-storey commercial building that spans across the ground floor, 1st floor, and mezzanine. It is conveniently located on a high street and offers good ceiling height. This space features various amenities, including air conditioning, a rear yard, a goods lift, a large frontage, a kitchenette, and WC facilities. Notable neighboring businesses include Tesco, Iceland, Paddy Power, YMCA, and more. With its corner position, this space presents an excellent opportunity for any E-Use Class business in search of a location in Leyton.

# SUMMARY

- Corner Positioning
- Good Ceiling Height
- High Street Location
- AC
- Rear Yard
- Goods Lift
- Large Frontage
- Kitchenette
- WC Facilities












# LOCATION

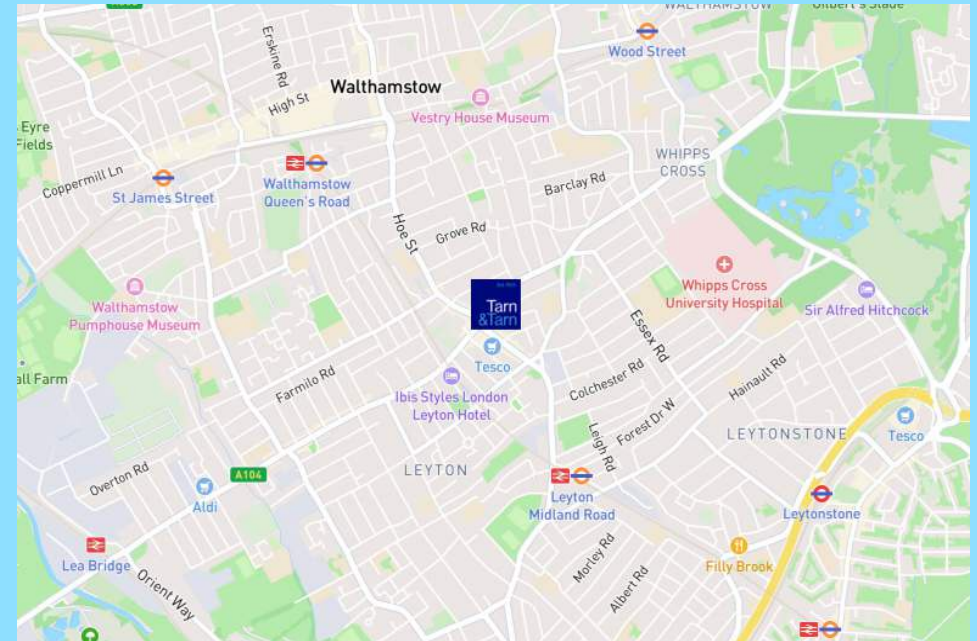
## THE AREA

The property is situated on the Northern side of High Road Leyton, near the junction with Lea Bridge Road. It is conveniently located within walking distance of several stations: Leyton Midland Road Overground Station (10 minutes), Walthamstow Central (16 minutes), and Walthamstow Queen's Road (18 minutes).



## TRANSPORT

-  Leyton Midland Road (10-minute walk) – **Overground Line**
-  Walthamstow Central (16-minute walk) – **Victoria and Overground Line**
-  Walthamstow Queen's Road (18-minute walk) – **Overground Line**



# ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	6,204				
1 <sup>st</sup> Floor	3,677				
Mezzanine	59				
<b>TOTAL</b>	<b>9,940</b>	<b>£200,000</b>	<b>N/A</b>	<b>£47,872.50</b>	<b>£247,872.50</b>

# BUILDING INSURANCE

Current Cost: £2,9000 per annum

# TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

# VAT

Applicable

# LOCAL AUTHORITY

London Borough of Waltham Forest

# EPC

Upon Enquiry

# LEGAL COSTS

Each party to bear their own costs



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&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
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