



TO LET – RETAIL UNIT

LEYSTONE STATION, E11

To Let:

- The property comprises a ground floor retail unit situated immediately to the left of the entrance to Leytonstone Underground Station;
- The property benefits from consistent footfall from the station and street throughout the day;
- Opportunity to capitalise on commuter trade and Leytonstone being a residential location.

Location:

Leytonstone is an area within East London and part of the London Borough of Waltham Forest. It is a high-density suburban area located 7 miles north east of Central London.

Leytonstone tube station sits in Travelcard zones 3 and 4 on the central line and serves as the last stop before the line splits into the Fairlop Loop and the branch to Epping.

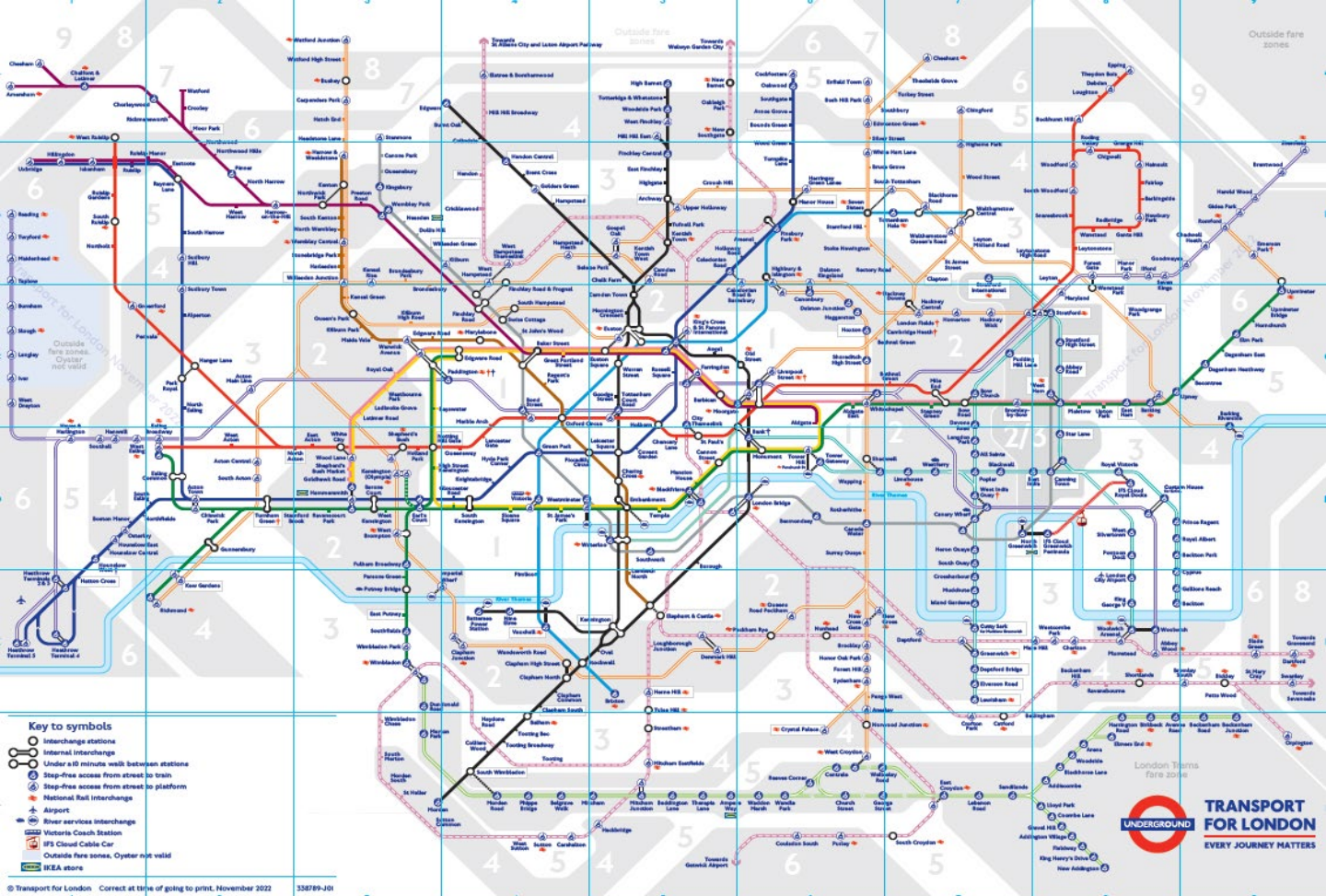
London Underground

Zone 3
Central Line

6.3 million+

Annual Station Footfall
2019





Description:

The unit is now vacant and will be handed over in a good condition. The council is looking for a healthy alternative here or a convenience type store. No fast food F&B operators.

Unit Size:

300 sq ft / 27.87 sq m

Services:

- Power (100 AMP Single Phase Power)
- Water and drainage

Usage:

- Healthy Food / Beverage
- Retail
- Services

Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales), net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA direct for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

Offer Deadline:

TBC



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Transport for London