



PER ANNUM

**£26,400 Per Annum**

**High Road Leyton**

London, E10 5NA



#### LOCATION

Located on the East side of Cremer Road just off Hackney Road (A1205) and a brief stroll from Hoxton Station (0.1 miles 3 min walk) and a short distance to Shoreditch High Street Station (0.7 miles 16 mins walk), both contribute to the substantial foot traffic from day to night. Numerous bus routes and easy access to the Hackney Road. enjoys exceptional accessibility, being well-connected to Central London and the wider city. With a diverse array of businesses, shops, and eateries. The high street is alive with activity, offering a mix of boutique stores, restaurants serving various cuisines, and cafes perfect for casual meetings or a quick catch-up with colleagues.

#### DESCRIPTION

This ground-floor unit is versatile for various commercial purposes. It was most recently used as an Ethiopian Restaurant. There is a large service area and bar at the front with kitchen directly behind. The WC and store room are located behind the kitchen. The dimensions and ceiling height provide plenty of room to display your products or services attractively and welcomingly. The property's design is adaptable, offering the liberty to craft a distinctive and captivating space for your clientele.

#### ACCOMMODATION

Gross Internal Area: 269.74Sq ft (25.05 Sq M)

#### AMENITIES

Floor to ceiling glass windows  
Security Shutters  
Extraction  
6 ring burner  
Oven  
2x Fridges  
1x freezer  
coffee machine

Separate WC's

#### TERMS

New FRI Lease - Terms to be agreed

#### PREMIUM:

£90,000

#### BUSSINESS RATES

Parties are advised to make their own enquires with the local authority.

#### LEGAL COSTS

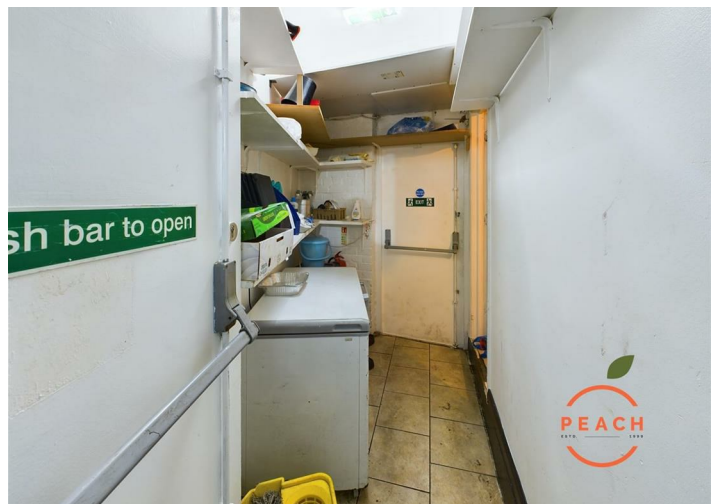
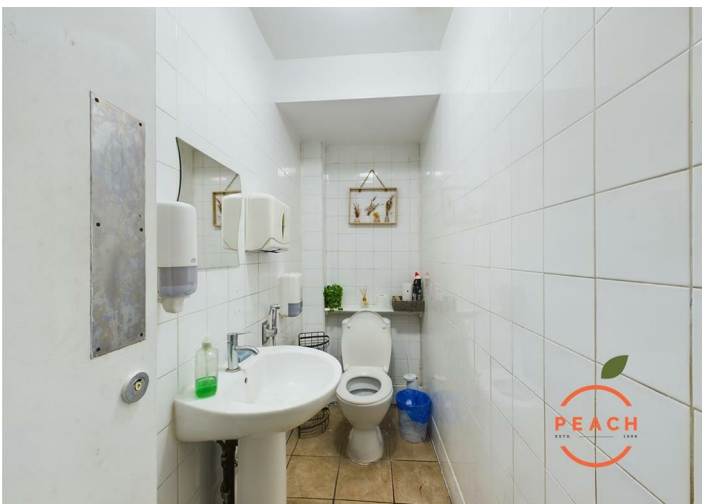
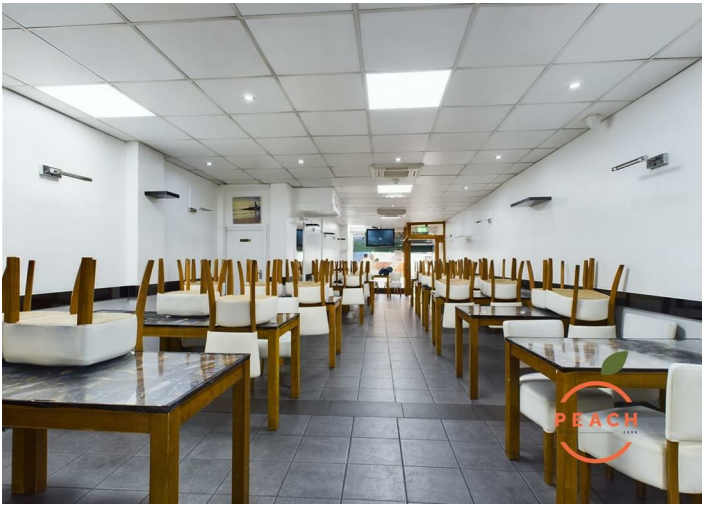
Each party bear own legal costs.

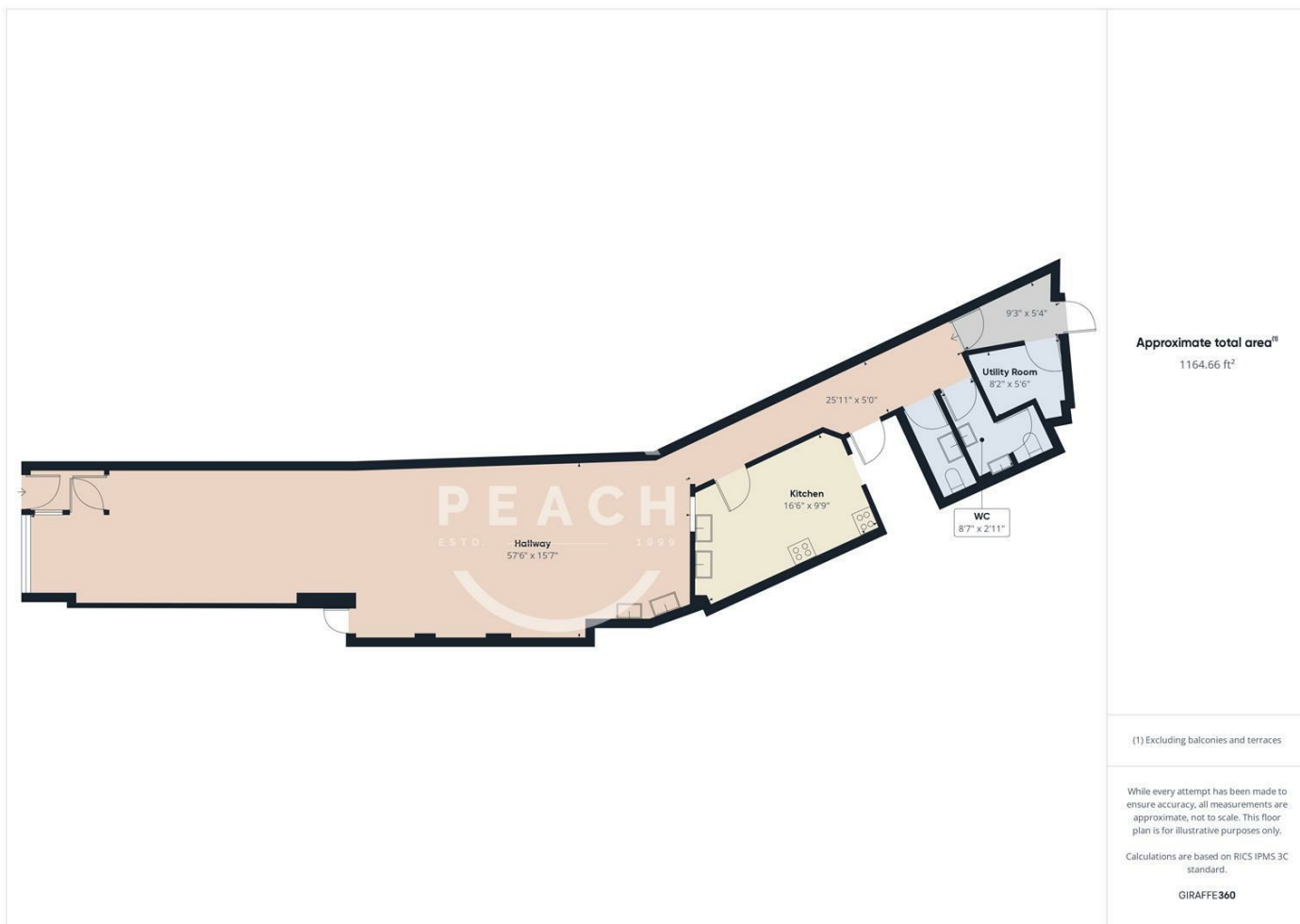
#### VIEWING

Strictly by appointment through Peach Properties









### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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