

AMELIA'S SPA

wellness centre

073 4181 4480



PER ANNUM

£20,500 Per Annum

High Road Leyton

London, E10 6RF

LOCATION

Located on the west side of Leyton High Road, within sight of Leyton Midland Station and a brief stroll from Leyton Underground Station (Central Line), both contribute to the substantial foot traffic from day to night. Numerous bus routes and easy access to the A12 and A406. The vibrant high street is abuzz with activity, including a significant development across the street by the esteemed Bell Way Homes and recently opened Sainsburys Local.

DESCRIPTION

This spacious ground-floor is versatile for various commercial purposes. It boasts a modern aesthetic. There's a reception on entrance with a waiting room behind and 3 treatment room off that. The generous dimensions 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.

Premium sought for fixture & fittings, location and benefits of the lease. - £45,000

ACCOMMODATION

Gross Internal Area: 751 Sq ft (69.8Sq M)

AMENITIES

Floor to ceiling glass windows

Security Shutter

WC

Strip lighting

Reception

Kitchenette

Treatment rooms

TERMS

Assignment of an existing FRI lease - 6 years remaining. Lease granted Inside the Landlord and Tenant Act 1954

BUSSINESS RATES

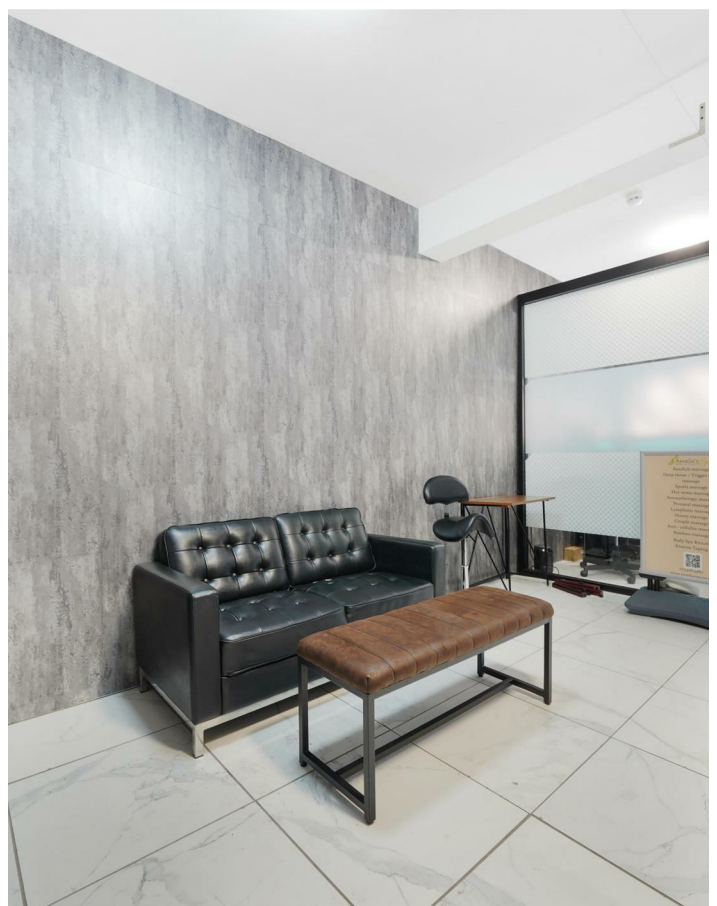
Parties are advised to make their own enquires with the local authority.

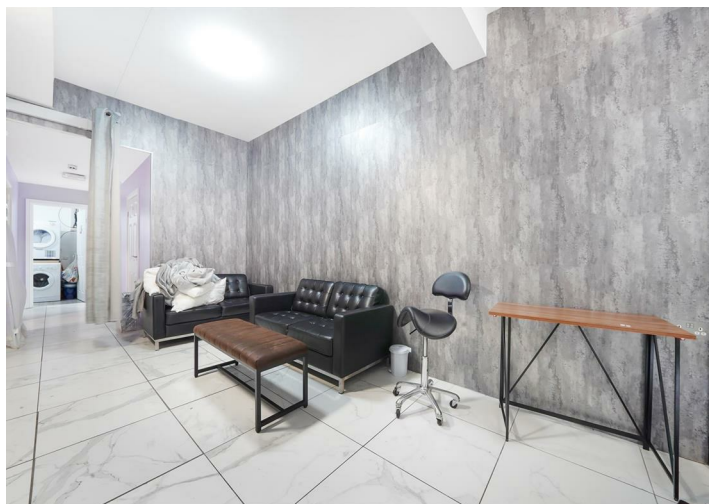
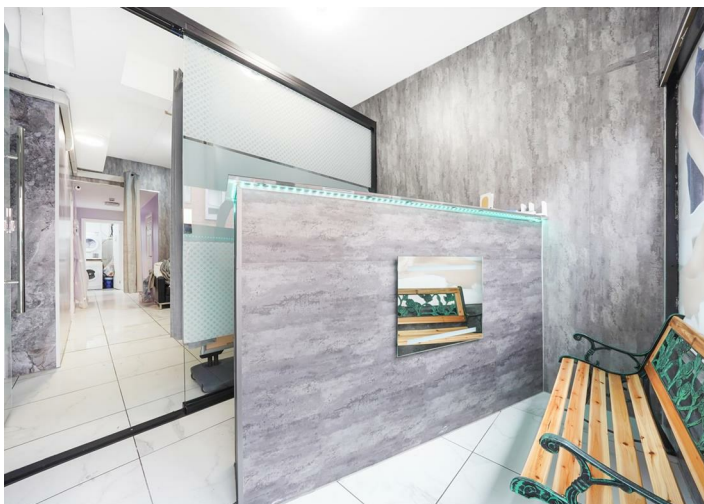
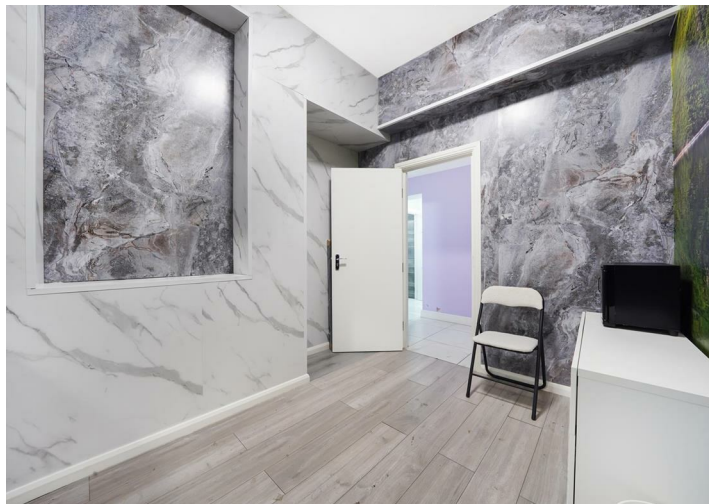
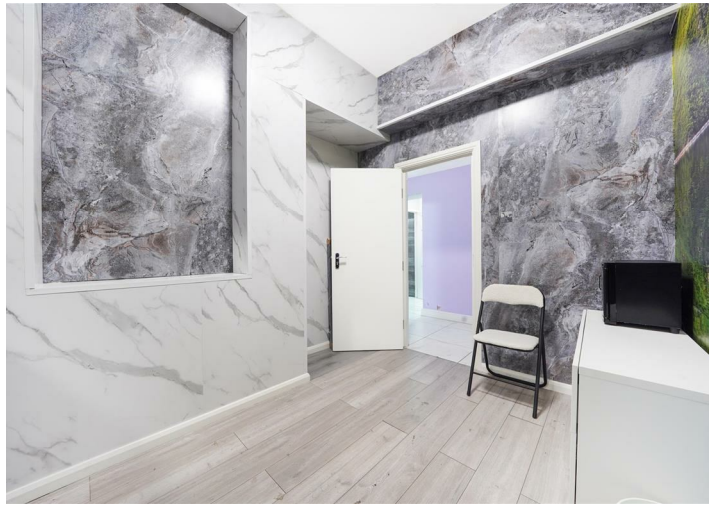
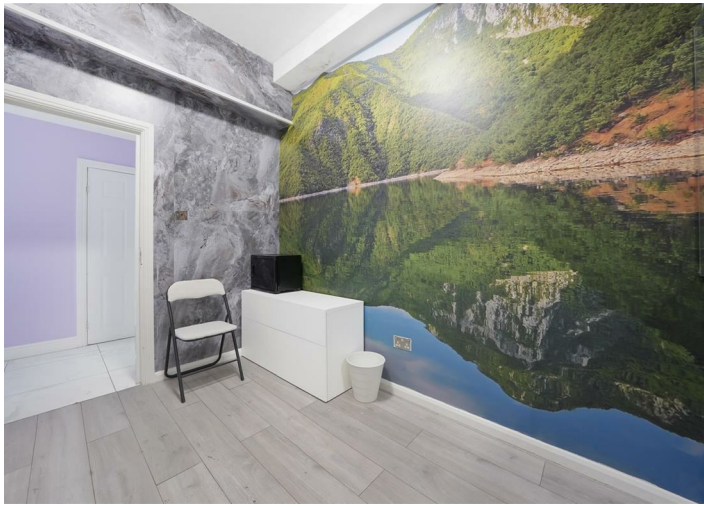
LEGAL COSTS

Each party bear own legal costs.

VIEWING

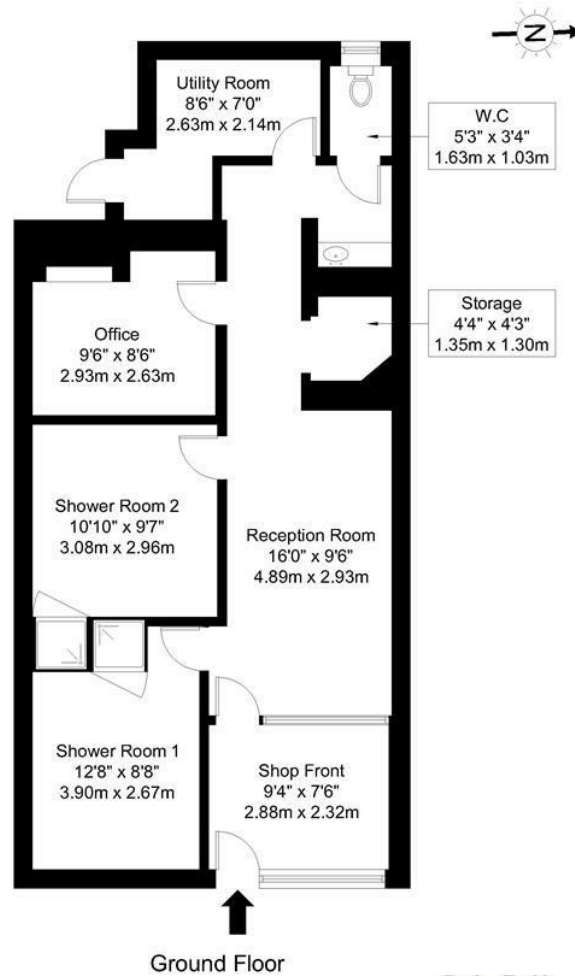
Strictly by appointment through Peach Properties





High Road Leyton, E10 6RF

Approx Gross Internal Area = 69.8 sq m / 751 sq ft



Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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