

# JOHAL REGAN

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

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## FREEHOLD COMMERCIAL AND RESIDENTIAL INVESTMENT FOR SALE ON AT:

**328 LEA BRIDGE ROAD, LEYTON, LONDON, E10 7LD**



### SITUATION:

The premises are located in a prominent corner location at the junction of Lea Bridge Road (A104) and Millicent Road within a secondary shopping parade serving a densely populated residential area with nearby traders including newsagents, restaurants, takeaway, dry cleaner and domestic appliances.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.



[www.johalregan.co.uk](http://www.johalregan.co.uk)  
**020 8532 2222**

### ACCOMMODATION:

The property comprises a ground floor corner shop and basement together with two self contained flats above at first floor level being arranged as follows (all dimensions approximate):

<b>Shop frontage:</b>	<b>18ft</b>	<b>(5.5m)</b>
<b>Return frontage:</b>	<b>16ft 10ins</b>	<b>(5.5m)</b>
<b>Shop depth:</b>	<b>33ft 9ins</b>	<b>(10.3m)</b>
<b>Built depth:</b>	<b>60ft</b>	<b>(18.8m)</b>
<b>Basement</b>		

### Self contained residential upper parts

#### **First floor**

Flat 1 – two rooms, kitchen/diner, shower/wc

Flat 2 – one room, kitchen/diner, shower/wc

### INCOME:

**Shop & basement:** Let on a Full Repairing and Insuring lease for a term of 10 years from 23<sup>rd</sup> July 2007 subject to 5 yearly rent reviews at a rental of £15,000 per annum exclusive (rent deposit of £7,500 held) to Mr.O.Kahinde (trading as Leyton Express grocery and off-licence)

**Flat 1:** Let on a 12 month AST from 2<sup>nd</sup> May 2007 at a rental of £7,539.96 per annum

**Flat 2:** At present vacant estimated rental value £140 per week.

Total actual & estimated income: **£29,819.96 per annum**

### PRICE:

Offers in the region of £495,000 subject to contract are being sought for the freehold interest.

### VIEWING

Strictly by appointment through sole agents Johal Regan 0208 532 2222