

# LEYTONSTONE - High Road / Gainsborough Road E11 1HT



Retail Unit To Let – Adjacent to Tesco Superstore  
On the Instruction of **TESCO**



## LOCATION

This unit is situated on a pedestrian walkway leading from the **Tesco Superstore** through to High Road. The 2 adjoining units are let to an optician and dry-cleaner/key cutting/shoe repairs. Other occupiers nearby on High Rd include O'Neill's, McDonalds and a variety of independent shops and cafes. The Tesco Superstore is open 06:00 to midnight apart from Sundays, and has **267 car spaces with free parking** for up to 3 hours. See plan overleaf.

## ACCOMMODATION

The unit is arranged on ground floor only with the following approximate gross internal areas:

|        |           |           |
|--------|-----------|-----------|
| Unit 3 | 55.7 sq m | 600 sq ft |
|--------|-----------|-----------|

Each unit has 1 car space

## LEASE

New lease available for a term to be agreed, but Landlord's preference a minimum of 5 years.

## RENT

|        |                      |
|--------|----------------------|
| Unit 3 | £16,000 pa exclusive |
|--------|----------------------|

## RATES

According to VOA website Rateable Value :

|        |         |
|--------|---------|
| Unit 3 | £12,500 |
|--------|---------|

NB – This is not the payable figure. Small Business Relief may apply. Retail and similar businesses benefit from 40% business rates relief until 31<sup>st</sup> March 2026 for eligible occupiers. Interested parties must make their own enquiries with the local authority to verify rates information and any discount.

## PLANNING

Class E – but restaurant not permitted as no extraction possible.

## EPC

Rating C- valid until 2029.

## VAT

All rents and prices are exclusive of any VAT that may be payable.

## CONTACT

Inspection is strictly by appointment only:

Please contact:

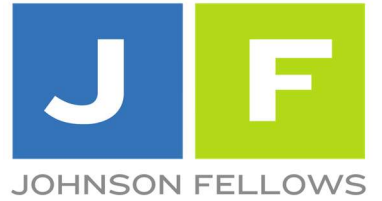
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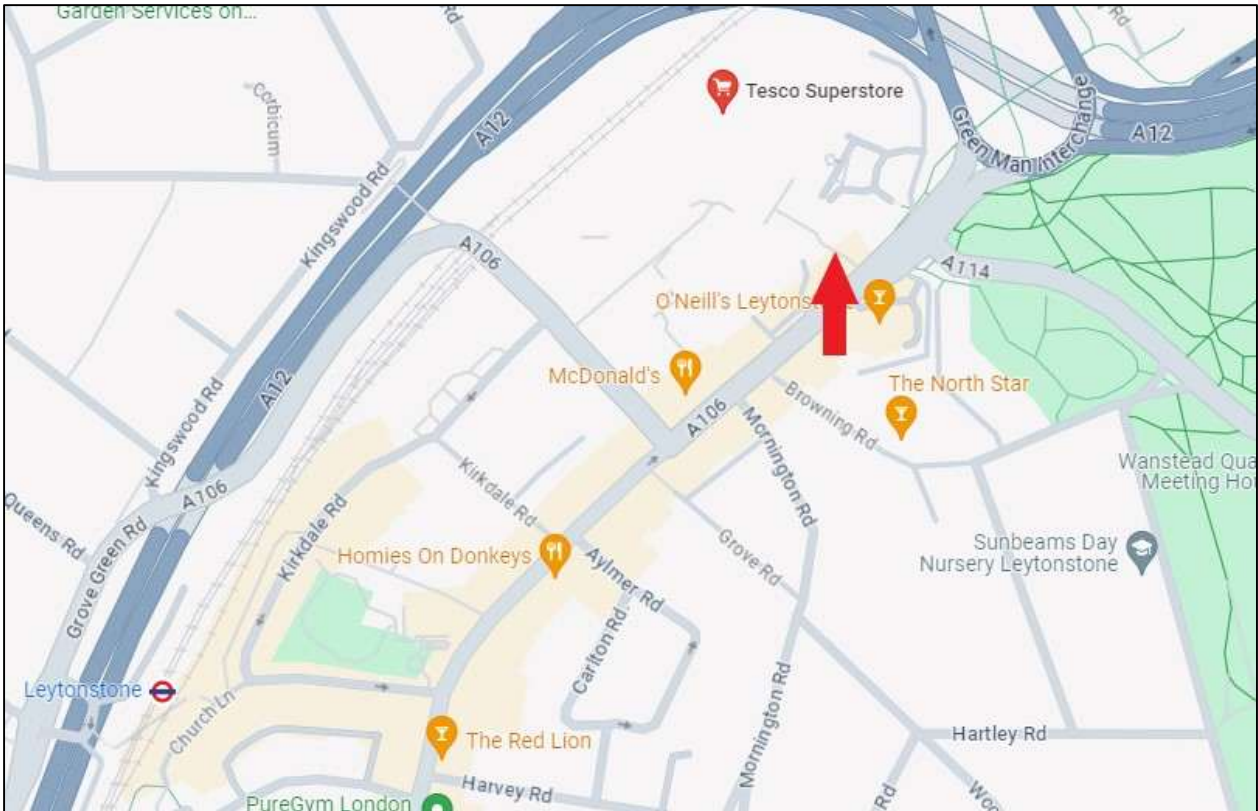
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