

FREEHOLD MIXED-USE INVESTMENT · LONDON E10

# 325 Lea Bridge Road

Leyton, London E10 7LA

GUIDE PRICE

Offers in Excess of £300,000

TENURE

Freehold

POTENTIAL INCOME

£21,100 Per Annum

# Investment Overview

## GUIDE PRICE

£300,000 offers in excess of

## CURRENT YIELD

3.03%

## POTENTIAL YIELD

7.03%

325 Lea Bridge Road is a freehold mixed-use building in Leyton, East London. The ground floor comprises a retail unit fronting Lea Bridge Road and a self-contained studio flat to the rear. The two flats on the upper floors have been sold on long leases.

The shop is let at £9,000 per annum on a commercial agreement dated 16 September 2020 for a term expiring 16 September 2025. The tenant is holding over. The rear studio is vacant with an estimated rental value of £1,000 per calendar month. The two long-leasehold flats each pay a ground rent of £50 per annum.

Current income is £9,100 per annum. Letting the studio at its estimated rental value takes total income to £21,100 per annum. The lawful use of the rear studio is established by a Certificate of Lawfulness granted in December 2015.

## TENURE

Freehold

## CURRENT INCOME

£9,100 per annum

## POTENTIAL INCOME

£21,100 per annum

## SHOP GIA

31 sq m / 333 sq ft

## STUDIO GIA

24.5 sq m / 263 sq ft

## LOCAL AUTHORITY

LB Waltham Forest

## 02 · ACCOMMODATION

# Accommodation & Tenancy Schedule

| UNIT                                          | DESCRIPTION                                         | TENANCY                                                                                                                                   | INCOME P.A. |
|-----------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Ground Floor Shop                             | Retail unit<br>31 sq m (333 sq ft)                  | Commercial agreement dated 16/09/2020. Five-year term, 16/09/2020 – 16/09/2025. Rent £750 per calendar month. The tenant is holding over. | £9,000      |
| Ground Floor Rear Studio                      | Self-contained studio flat<br>24.5 sq m (263 sq ft) | Vacant. Estimated rental value £1,000 per calendar month (£12,000 per annum).                                                             | —           |
| Flat 1 — Upper Floors                         | Sold on long lease                                  | Ground rent £50 per annum.                                                                                                                | £50         |
| Flat 2 — Upper Floors                         | Sold on long lease                                  | Ground rent £50 per annum.                                                                                                                | £50         |
| TOTAL CURRENT INCOME                          |                                                     |                                                                                                                                           | £9,100      |
| TOTAL POTENTIAL INCOME (INCLUDING STUDIO ERV) |                                                     |                                                                                                                                           | £21,100     |

Income figures are stated gross. The shop is let for the permitted use of ground floor shop only. A copy of the commercial agreement is available on request.

# Planning

**Certificate of Lawfulness.** Granted by the London Borough of Waltham Forest on 30 December 2015, certifying the use of the rear part of the ground floor as one self-contained studio flat as lawful within the meaning of Section 191 of the Town and Country Planning Act 1990. Ref: 153387.

**Planning Permission.** Granted 27 July 2020 for the construction of a single storey rear extension and relocation of the access staircase to the first floor rear elevation. The permission carried a standard three-year commencement condition. Approved drawings are available on request. Interested parties should make their own enquiries as to implementation status. Ref: 201504.

## Tenure & Documents

The property is held freehold. The two upper-floor flats have been sold on long leases, each reserving a ground rent of £50 per annum.

The following documents are available on request:

---

Ground floor commercial agreement

---

Certificate of Lawfulness — decision notice

---

Planning permission — decision notice

---

Approved drawings for the consented extension

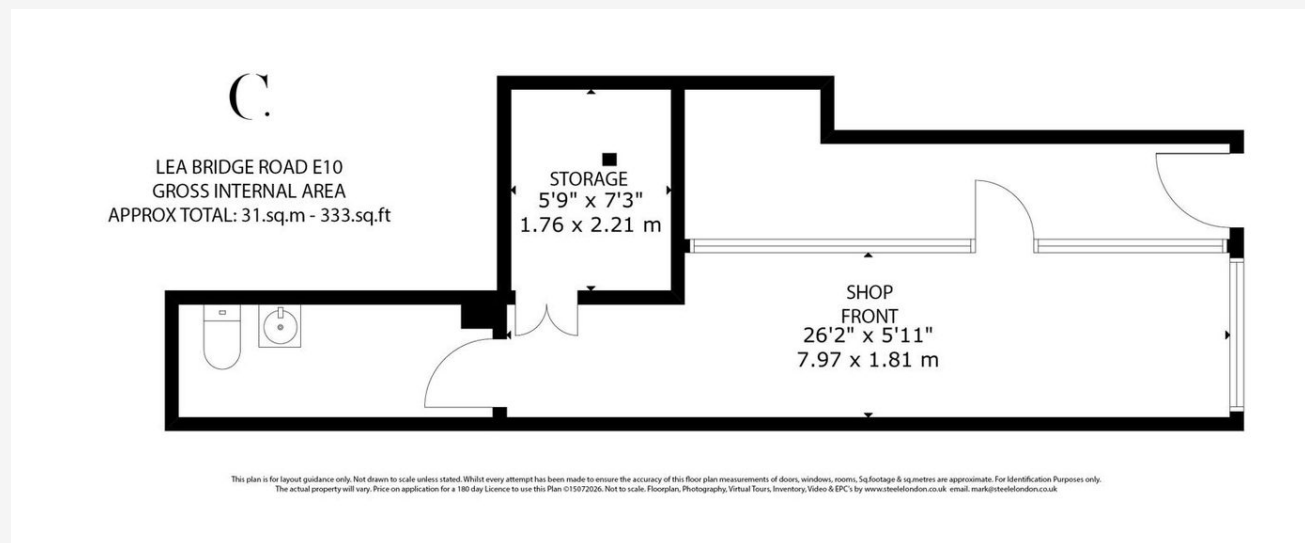
---

Floor plans

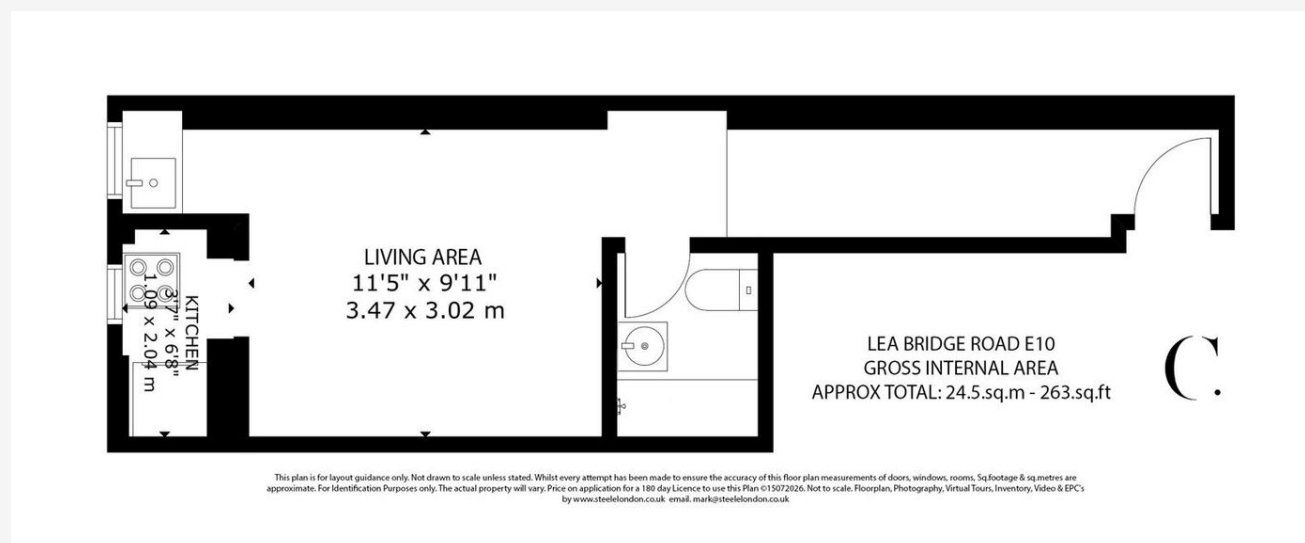
---



GROUND FLOOR SHOP · 31 SQ M / 333 SQ FT



GROUND FLOOR REAR STUDIO · 24.5 SQ M / 263 SQ FT



Plans are for identification purposes only and are not to scale.



# Leyton, London E10

The property occupies a position within an established retail parade on Lea Bridge Road (A104), Leyton, in the London Borough of Waltham Forest. The surrounding parade comprises retail units at ground level with residential accommodation above.

Leyton has seen sustained residential development over the past decade, with significant new-build delivery in the Lea Bridge station area. The location sits between Walthamstow to the north and Hackney to the west.

|                                   |                           |
|-----------------------------------|---------------------------|
| LEA BRIDGE STATION                | Approx. 0.6 miles         |
| LEYTON MIDLAND ROAD (OVERGROUND)  | Approx. 0.9 miles         |
| LEYTON UNDERGROUND (CENTRAL LINE) | Approx. 1.2 miles         |
| STRATFORD VIA LEA BRIDGE          | Approx. 6 minutes by rail |

Distances and journey times are approximate and have not been verified.

# Method of Sale & Viewings

Offers in excess of £300,000 are invited for the freehold interest.

Viewings are strictly by appointment through Calibre Acquire. No direct approach should be made to the occupier.

To arrange a viewing or request further documentation, contact us using the details opposite.

TELEPHONE

0207 183 1060

WEBSITE

[calibreacquire.co.uk](https://calibreacquire.co.uk)

Calibre Acquire Ltd for themselves and for the vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Calibre Acquire Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Calibre Acquire Ltd, Company No. 16927075.