



645 High Road, Leyton, London, E10 6RA

£1,000,000

- Prime Leyton location
- High footfall area
- Spacious seating area
- Newly installed fixtures
- 255 sq ft space
- Close to Leyton Station
- Modern commercial kitchen
- Two customer toilets
- Excellent condition
- Ideal for food business

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Nestled on the bustling High Road in Leyton, London, this commercial unit presents an exceptional opportunity for entrepreneurs and business operators alike. Spanning 255 square feet, the property boasts a prime location that benefits from significant foot traffic, ensuring visibility and accessibility for your venture.

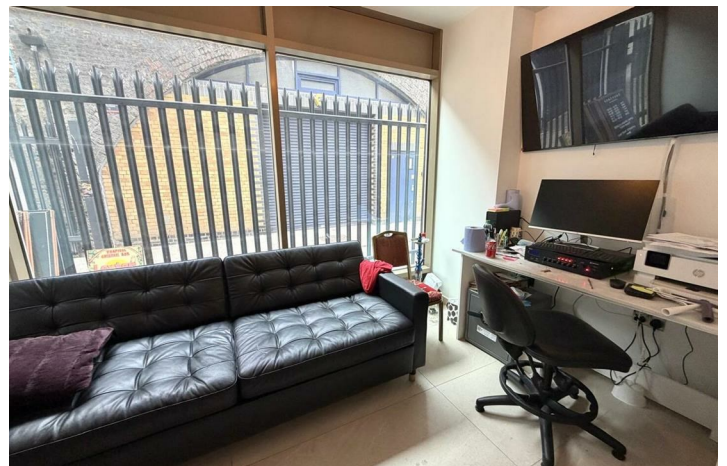
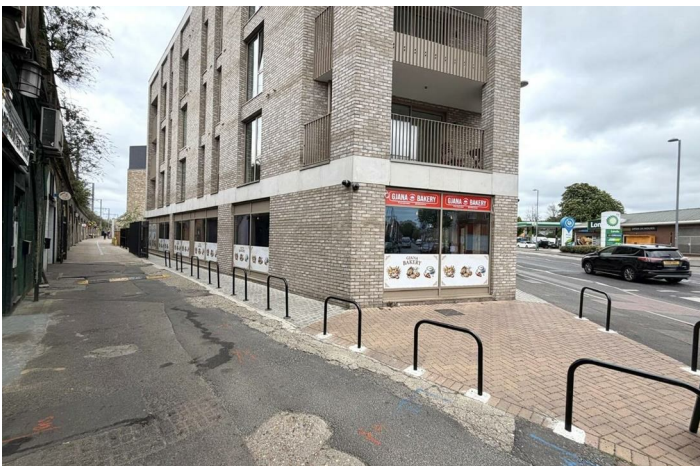
This property is a new build. It features a spacious commercial kitchen, a welcoming seating area, and two customer toilets, all equipped with modern, newly installed fixtures and fittings. This thoughtful layout not only enhances functionality but also provides a comfortable environment for patrons.

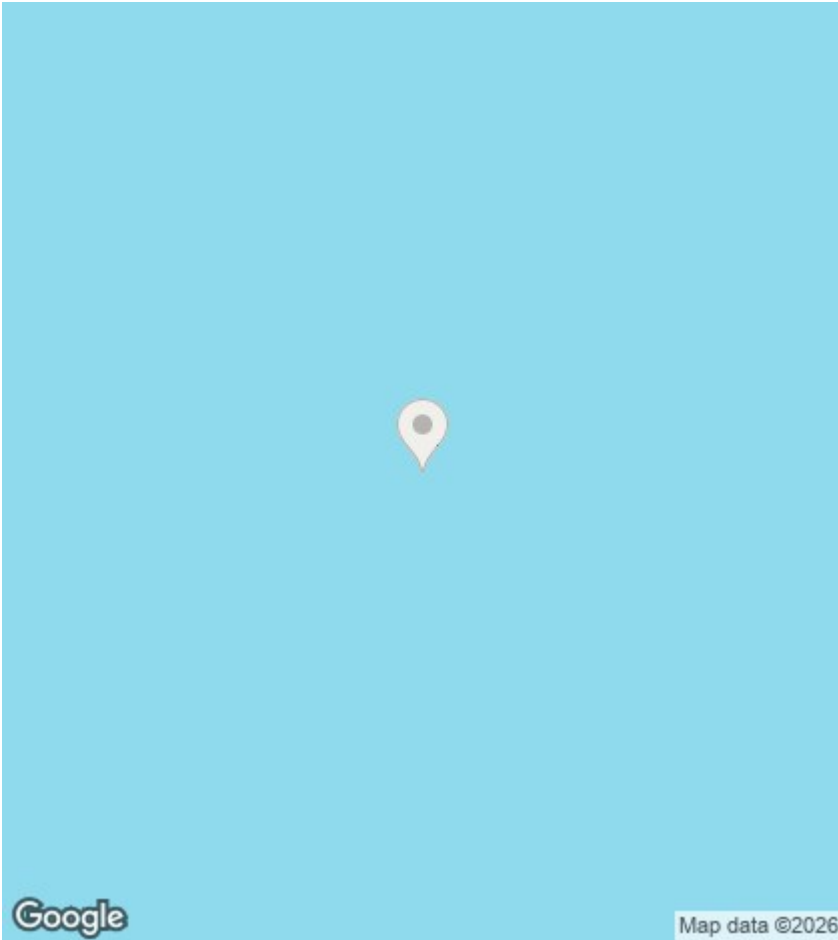
The versatility of this space makes it suitable for a variety of commercial or food-related uses, pending the necessary consents. Whether you are looking to establish a café, restaurant, or another type of business, this turn-key unit is ready for you to make your mark in a vibrant and well-connected area of East London.

With Leyton Station just a short distance away, the location offers excellent transport links, making it convenient for both customers and staff. This property is an ideal choice for those seeking to capitalise on the thriving local market. Don't miss out on the chance to secure a prominent position on High Road, Leyton, and take your business to new heights.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

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