



GENIUS

GROUP

26 years specialising in leisure and retail

VIRTUAL FREEHOLD INVESTMENT

THE WALNUT TREE, 857-861 HIGH ROAD LEYTONSTONE, LONDON E11 1HH



Description

The premises are located in the heart of Leytonstone on the corner of the High Road and Gainsborough Road opposite McDonald's and close to the Tesco Superstore. [Google Street View](#)

The property is arranged over ground floor and basement (unmeasured) and provides approximately 6,800 sq ft. with an outside seating area of approximately 1,900 sq ft.

Lease

There is 26 years remaining on the lease with five yearly upward rent reviews.

The vendors will be selling a 999 year lease and we could factor in a purchase of the freehold upon completion of the residential above.

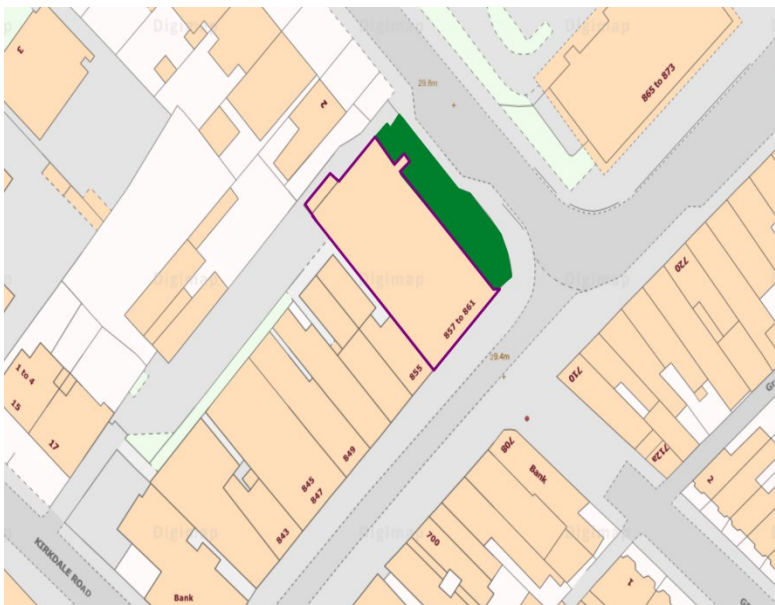
The passing rent is £82,294 pa and increases by 5% every five years at review until the end of the term on 20 January 2047.

Price

Subject to contract, offers of **£1,640,000** are being sought reflecting a net initial yield of 4.75% after allowing for normal purchasing costs.

Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



Viewing is strictly by prior appointment with sole agent, Genius1Group:

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