

**Bennett  
Phillips  
Luton**

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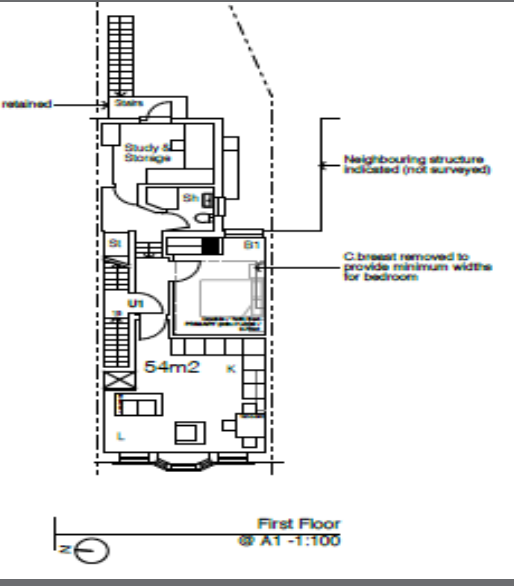
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**INCOME PRODUCING CAFE (CLASS E)  
AND VACANT FLAT WITH PLANNING FOR  
TWO FLATS - FOR SALE**

**672 High Road  
Leyton  
E10 6JP**

- Investment/Development Opportunity
- A new 16 year lease at a rent of £12,000 per annum, agreed on ground floor and basement
- Price - £560,000



### LOCATION:

The property is located within 250 yards from Leyton Midland Station, close to the junction with Leyton Midland Road. Transport links are good with major road links via A406 and nearby A12 connecting to both central London and the motorway networks.

### ACCOMMODATION:

Comprising a shop lock-up with basement, together with a large self-contained 3 bedroom upper part. The ground floor is currently used as a cafe, which along with basement, has separate WC and kitchen facilities at the rear of the premises. Additionally, there is a small rear yard which is demised to the upper part. The flat is currently vacant & has planning permission to convert to 2 x 1 bedroom flats, although as outlined within the plans, one of the flats benefits from an additional "study room". A new 16 year lease has recently been entered into on the shop & basement at a rent of £12,000 per annum.

### Price:

£560,000

### LEGAL COSTS:

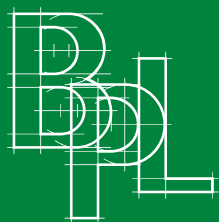
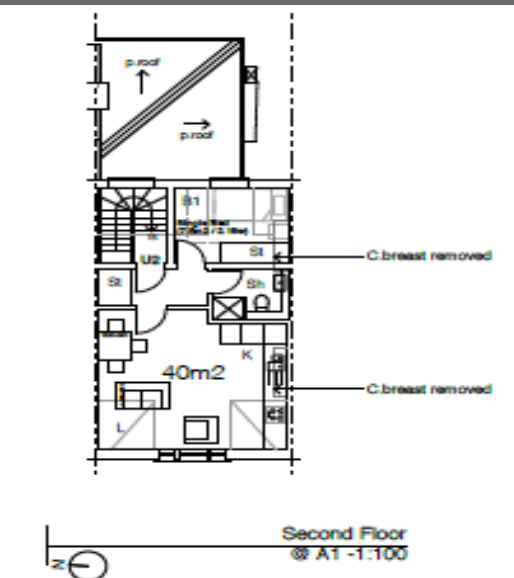
Each party are to be responsible for their own legal costs borne in this transaction.

### POSSESSION:

Immediate upon completion of legal formalities.

### VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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