

## RETAIL PREMISES AVAILABLE 833 HIGH ROAD, LEYTONSTONE, E11 1HH



### LOCATION

The premises are prominently located fronting the High Road (A106) and form part of the existing Matalan Store.

Nearby retailers include, Tesco, Matalan, Costa Coffee, Poundland Argos, Iceland and Boots.

### SIZE

The premises are designed over ground floor only:

GIA (45 sq m) 497 sqft

### TENURE

The premises are available to let on a new sub-lease for a term and rent to be agreed.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £20,500      UBR 2017/2018: 48.4p      Rates Payable: £9,922

### VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection

Hamish Smith      020 7569 9908      [hs@SMART-4.co.uk](mailto:hs@SMART-4.co.uk)

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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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