



542 and 550-552 High Road, Leytonstone, E11 3DH

MIXED USE INVESTMENT OPPORTUNITY

DI PROPERTIES 020 7625 6555

SUMMARY

- The investment consists of 3 ground floor retail units and 9 self-contained flats.
- Each building is arranged over lower ground to second floor.
- The 3 retail units extend to 1,581sqft NIA (ground floor only) with a passing rent of £30,500pa.
- The 9 flats extend to 4,670sqft NSA with a passing rent of £92,775pa, all let on ASTs.
- The lower ground floor accommodation is not used by tenants in 550-552 High Road and is currently vacant. At 542, the lower ground floor is used for storage and is ancillary to the retail unit.
- The properties are located within 100 metres of Leytonstone Overground Station and within 500 metres of Leytonstone Underground Station.
- The properties are available freehold subject to the existing tenancies.
- **Asking £3,000,000.**



INCOME & TENANCIES

Residential

- The 9 flats extend to 4,670sqft NSA and are all let on ASTs with a passing rent of **£92,775pa.**

Residential Tenancy Schedule

Address	Flat No	Level	Beds	Sqft (NSA)	Rent PA
542 High Road	1	G	1	494	£9,600
542 High Road	2	1	2	711	£9,240
542 High Road	3	2	1	462	£9,600
Subtotal				1,667	£28,440

Address	Flat No	Level	Beds	Sqft (NSA)	Rent PA
550 High Road	2	G	Studio	293	£7,644
550 High Road	4	1	3	801	£14,400
550 High Road	6	2	1	507	£10,140
552 High Road	1	G	Studio	276	£7,800
552 High Road	3	1	3	699	£14,472
552 High Road	5	2	1	427	£9,880
Subtotal				3,003	£64,335
TOTAL				4,670	£92,775

Retail

- The 3 retail units extend to 1,581sqft NIA (ground floor only) and are all occupied with a passing rent of **£30,500pa.**

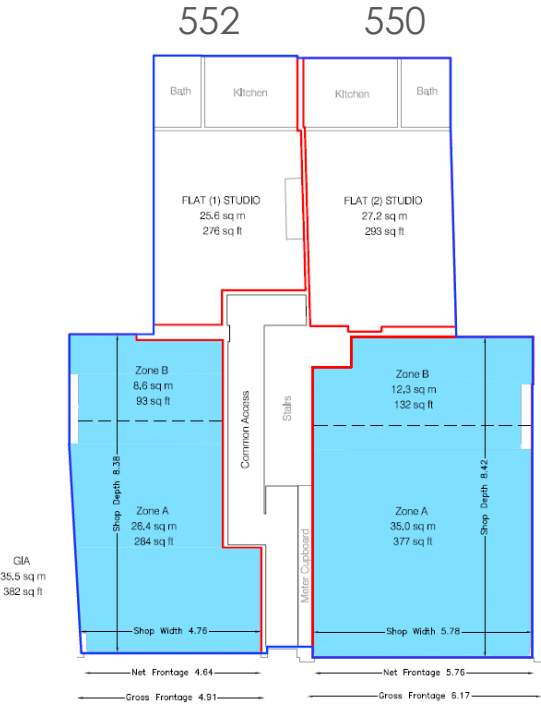
Retail Tenancy Schedule

Address	Tenant	Sqft (NIA)	Lease Start Date	Term	Passing Rent	£psf
542 High Road	Lookin Gud	221	02/08/2017	10 years	£7,500	£33.94
550 High Road	Wraps & Grill	978	29/08/2003	15 years	£15,000	£15.34
552 High Road	Red Camel	382	23/06/2017	10 years	£8,000	£20.94
Total		1,581			£30,500	

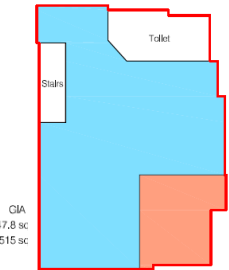
Total

- The total passing rent is **£123,275pa.**

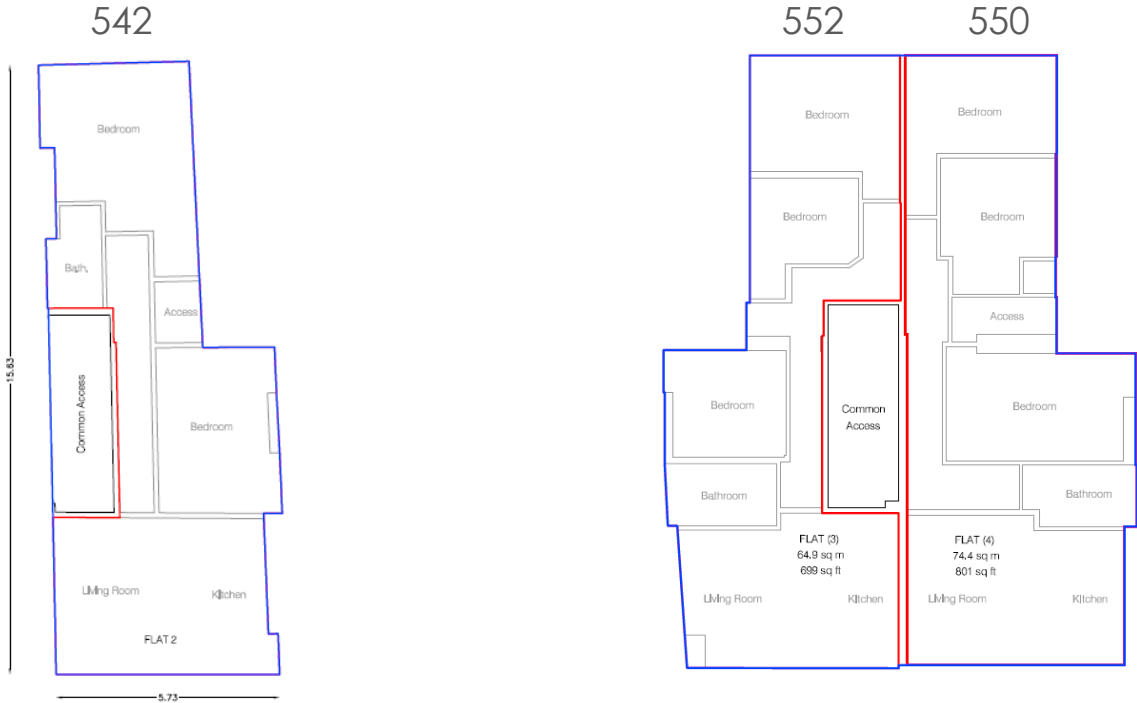
GROUND FLOOR PLANS



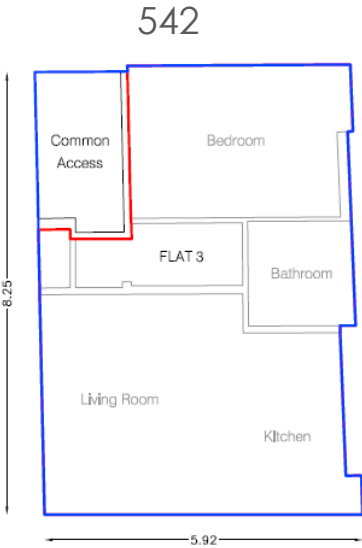
550 Lower Ground



FIRST FLOOR PLANS

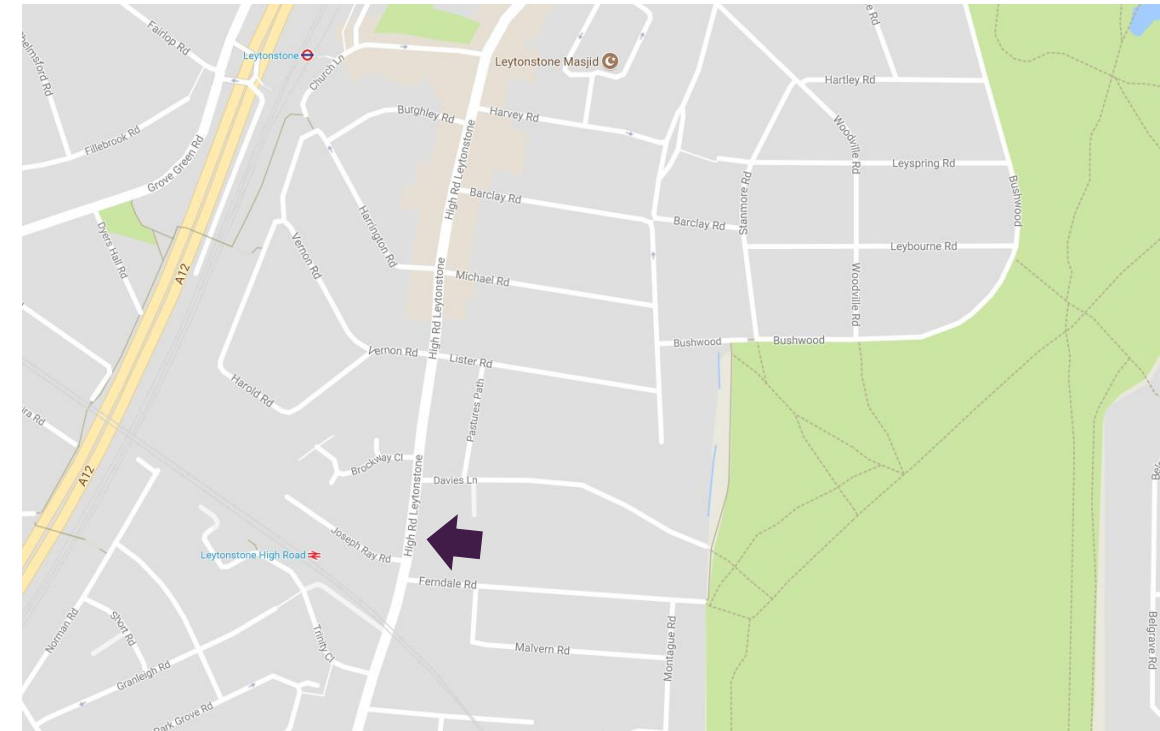


SECOND FLOOR PLANS



LOCATION

- The properties form part of Leytonstone's vibrant High Road, adjacent to a wide variety of local amenities.
- Leytonstone Overground Station is located 110 metres away servicing Barking in 15 minutes.
- Leytonstone Underground Station is located 500 metres away which is positioned on the Central Line, servicing Stratford in 4 minutes, Liverpool Street in 13 minutes and Bank in 16 minutes.
- The properties are positioned 300 metres to the west of Wanstead Flats, offering an abundance of green open space. Nearby is also Wanstead Golf Club, Cricket Club and Bowling Club, Linkside Lawn Tennis Club, and Ilford Golf Course.



Source: Google Maps. Not to scale - Provided for indicative purposes only



PHOTOS

- Please click [here](#) for further photos.



Typical Kitchen



Typical Lounge



550-552 Rear Garden



550-552 Rear Elevation



542 Frontage



550-552 Frontage



Street View of Properties



Typical Bathroom



542 Rear Garden

Call for further information: 020 7625 6555

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SUMMARY

INCOME

PLANS

LOCATION

PHOTOS

TERMS

TERMS

- **TENURE:** The properties are available freehold subject to the existing tenancies.
- **TERMS:** Asking £3,000,000.
- **ADDITIONAL INFORMATION:** Please contact DI Properties for further information
- **CONTACT:** Doris Ishack, Mark Wilkinson or Jake Jacobs

info@diproperties.co.uk

Tel 020 7625 6555

IMPORTANT NOTICE

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Particulars dated: November 2017.