



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:

Brandon Elmon

07970 441122

brandon@genius1group.com

Gregory Berg

07540 635664

greg@genius1group.com

www.genius1group.com

GENIUS

GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

Genius1 Group provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any party of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Genius1 Group Limited.