Bennett Phillips

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SUBSTANTIAL CORNER PROPERTY / PLOT
5,900 sq.ft (548m²)
TWO STOREY OFFCE / SHOWROOM / STORAGE PREMISES WITH DEVELOPMENT POTENTIAL
FOR SALE

Available

396-398 HIGH ROAD LEYTONSTONE
& HOWARD HOUSE, HOWARD ROAD LEYTONSTONE E11 3HW

- **Suitbale for Redevelopment (subject to Planning Permission)**
- **Adjacent to Substantial Future Development Site**
- **Freehold**
- **Income Producing**

PRICE	TENURE	PROPERTY TYPE	AREA	POSTCODE
£1,490,000 – offers in the region	Freehold	Office/showroom	Leytonstone	IE11 3HW

Location
The property is situated on High Road Leytonstone (A11) close to the junction with Cann Hall Road and within approximately five minutes-drive of Stratford Town Centre and the significant regeneration which has taken place in recent years including upgraded transport facilities, new housing and Westfield Shopping Centre. The property is located immediately at the junction with Howard Road and adjacent a B&M Store.

Accommodation
396/8 High Road, Leytonstone
Comprising a two-storey brick-built corner property located at the junction with Howard Road providing retail space on the ground floor & self-contained 1st floor offices. Access to both floors is from Howard Road. Mains services are connected & both floors have separate WC facilities. The total net internal floor area is circa 4,818sqft.

Howard House
Comprising a self-contained two-storey office building with mains services & WC facilities.
The property has an internal floor area of circa 1082sq.ft
Current Tenancies and Income Derived.

Tenure
Freehold, subject to the occupational tenancies and income derived.

Ground Floor, 396-398 High Road
Tenancy: New lease from 4/26
Rent: £30,000.00
Term: 3-years
Break: Mutual break clause after two years
Rent Review: None

First Floor, 396-398 High Road
Tenancy: New Lease from 4/26
Rent: £18,000.00 on completion of the lease on 12.03.2026
Term: 3-years from 12.03.2026
Break: Mutual break after two years
Rent Review: RPI - 1st & 2nd anniversary





Howard House
Tenancy: Periodic Tenancy
Rent: £16,500.00
Term: Periodic
Break: Not Applicable
Rent Review: Not Applicable

Total Existing Income: £64,500 per annum

Price
Offers are to be invited in the region of £1,490,000 (One Million, Four Hundred and Ninety Thousand Pounds).

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

Administrative Fee
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

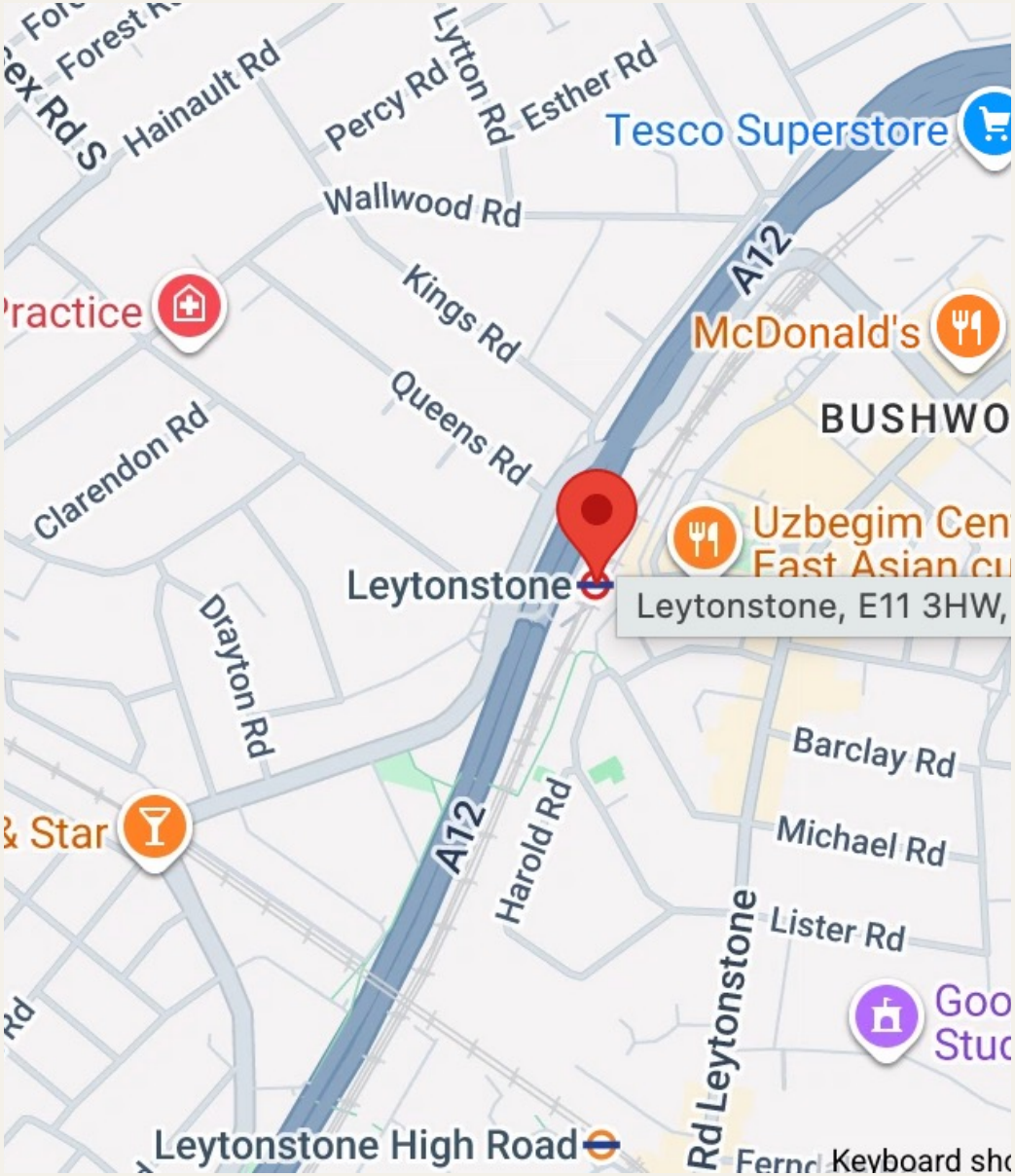
Viewing
Strictly by prior appointment through sole agents Bennett Phillips | 020 8501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com

EPC Certificate Rating.
Howard House - Band E
Ground Floor 396-398 High Road Leytonstone - Band B/ First Floor 396-398 High Road Leytonstone - Band D
Certificates available upon request

PRICE
£1,490,000 – offers in the region







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

GDPR General Regulations (GDPR): As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML: The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

BPL Estates Ltd T/A Bennett Phillips.
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The Property Ombudsman