

Lot 5, 536 High Road, Leytonstone, London,

E11 3DH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Comprises a Retail Unit and 4x Self Contained Flats and Basement
- Retail Unit Let until 2035 (no breaks)
- Prominent corner position on High Road Leytonstone
- Popular and Affluent East London Suburb
- Immediately opposite Leytonstone High Road Station and 600m from Leytonstone Underground Station (Zone 3)
- 1.5 miles north of Westfield Stratford City Shopping Centre
- Neighbouring occupiers include Travis Perkins, Royal Mail & Nisa Express

Lot

5

Auction

17th September 2026

Rent

£81,200 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north-east of the City of London

Roads

A12, A406 (North Circular Road)

Rail

Leytonstone High Road (London Overground - Suffragette Line),
Leytonstone Underground Station (Central Line) (Zone 3)

Air

London City, London Stansted, London Heathrow, London
Gatwick.

Situation

Leytonstone is a popular and affluent of East London suburb that benefits from its close proximity to the attractive Wanstead Flats and Wanstead Heath, the Southern most part of Epping Forrest. The property occupies a prominent corner position on the east side of High Road Leytonstone, at its junction with Ferndale Road. Leytonstone High Road London Overground Station (Zone 3 Suffragette Line) is immediately opposite, while Leytonstone Underground Station (Zone 3 Central Line) is 600 metres to the north, providing direct access to Liverpool Street and Bank in approximately 16 and 18 minutes respectively. The property also benefits from being some 1.5 miles north of Westfield Stratford City Shopping Centre. Neighbouring occupiers include an eclectic mix of local independent retailers and cafes.

Tenure

Freehold.

EPC

Retail Unit: Band D. Flats 1, 3 and 4: Band D. Flat 2: Band C. Basement: Band E.

Description

The property comprises a prominent mixed-use building with self-contained retail accommodation on the ground floor and 4 x self-contained residential flats on the upper floors, comprising 2 x 1 bedroom and 2 x 2 bedroom flats. The property also benefits from a basement and a rear yard.

VAT

Please confirm

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	45.94	(494)	BRR PROPERTY LTD (CRN 12836911) t/a Roosters	10 years from 15/07/2025	£20,000	15/07/2030 (14/07/2035)
Ground (Flat 1)	2 room flat	46.00	(495)	PROPERTY MANAGEMENT (LONDON) LIMITED (CRN 07639163)	2 years from 19/05/2026	£15,600 (2)	(18/05/2028)
First (Flat 2)	2 room flat	48.00	(517)	PROPERTY MANAGEMENT (LONDON) LIMITED (CRN 07639163)	2 years from 10/07/2025	£14,400 (2)	(09/07/2027)
First (Flat 3)	3 room flat	43.00	(463)	PROPERTY MANAGEMENT (LONDON) LIMITED (CRN 07639163)	2 years from 11/09/2025	£15,600 (2)	(10/09/2027)
Second (Flat 4)	3 room flat	50.00	(538)	PROPERTY MANAGEMENT (LONDON) LIMITED (CRN 07639163)	2 years from 27/10/2025	£15,600 (2)	(26/10/2027)
Basement	-	20.00	(215)	VACANT POSSESSION	-	-	-
Total Approximate Floor Area		252.94	(2,722)			£81,200	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk). The residential floor areas are those published in the EPCs (<https://www.gov.uk/find-energy-certificate>).

(2) As to flats 1,2,3 and 4 the rent reserved under the tenancy is £1,300, £1,200, £1,300 and £1,300 per calendar month. The rents shown above have been annualised.

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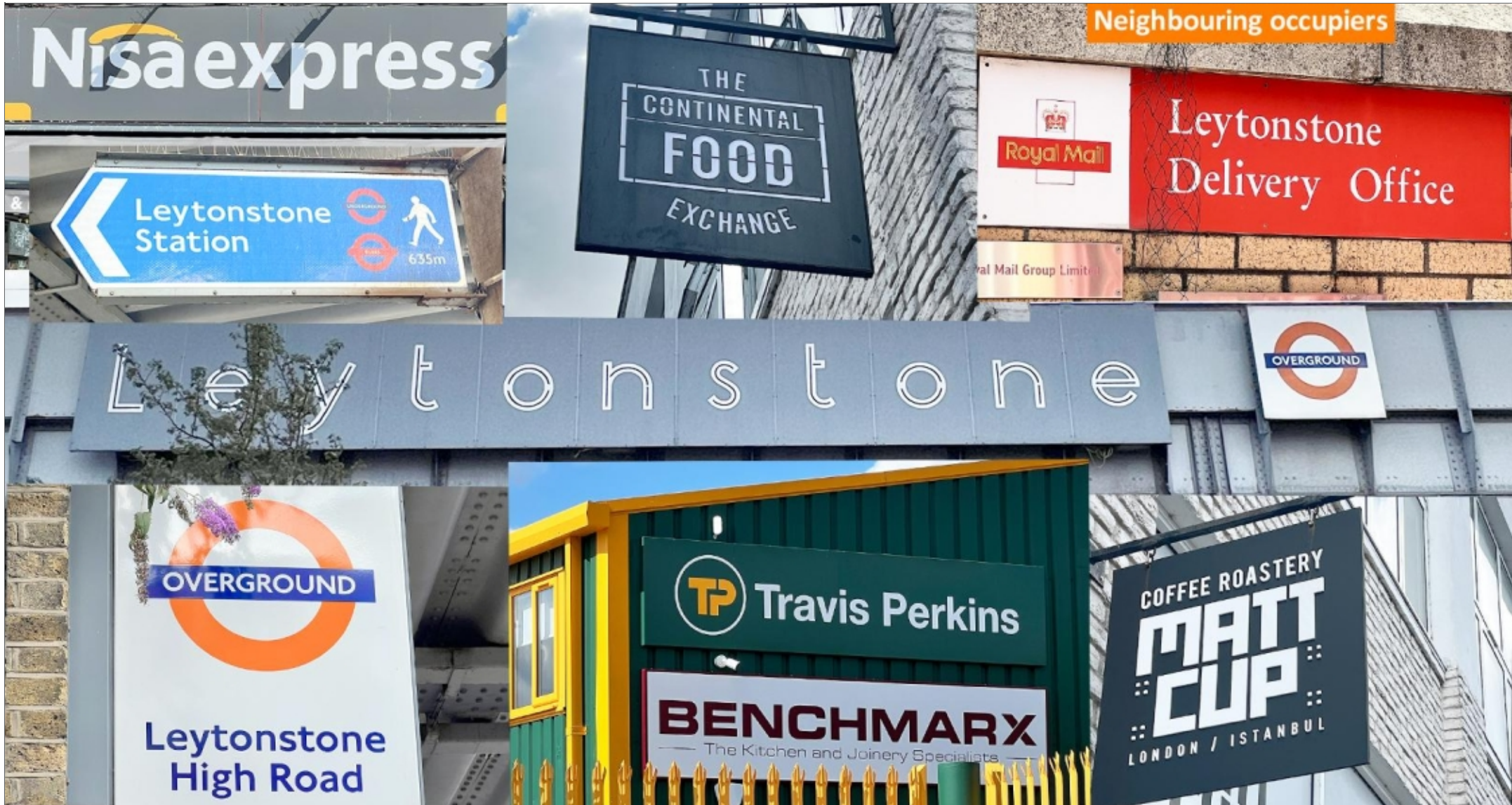




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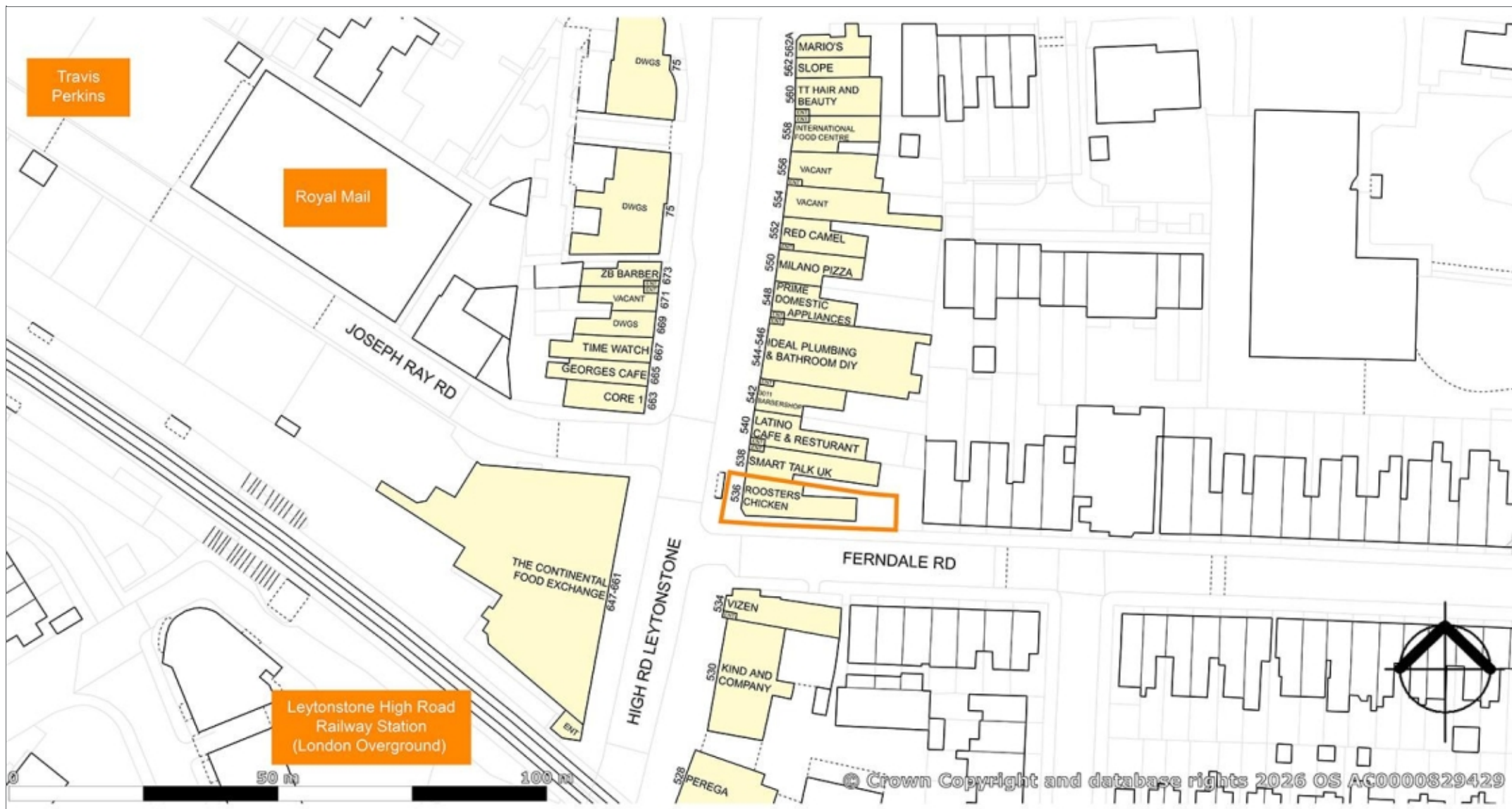
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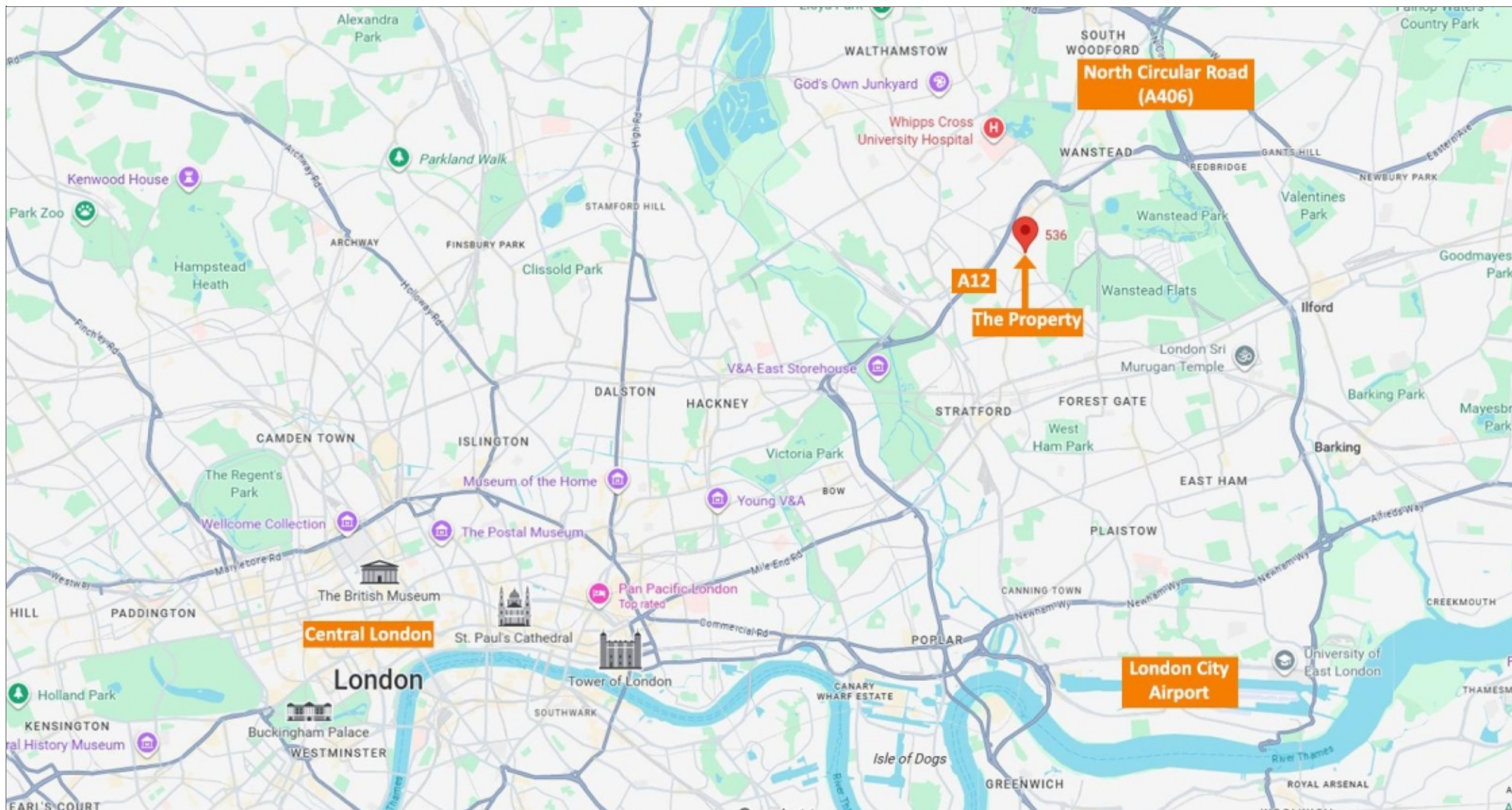
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