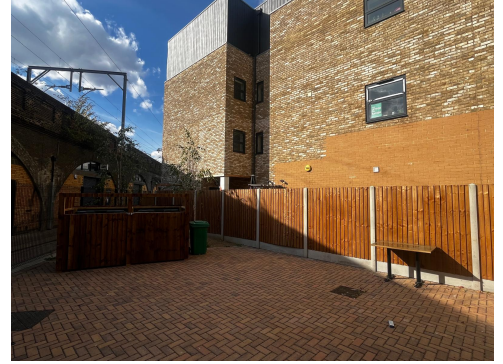




643-649 High Road, Leyton, London, E10 6RA

A modern, fully fitted restaurant available on a new lease at £65K pa! Available with the benefit of the fixtures & fittings for a premium!

Key Points

- Double fronted premises in a great location opposite Leyton Midland Station
- Available for only £65,000 pa, with the fixtures and fittings available for £130K
- Modern development
- Recently refurbished to a high specification, with the benefit of the fixtures and fittings
- Outside space, which could be used for outside seating
- Ready for occupation!

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Summary

Available Size	2,527 sq ft
Rent	£65,000 per annum
Rates Payable	Upon Enquiry
Premium	£130,000
VAT	To be confirmed

Description

The property comprises a modern, multi-fronted ground floor commercial unit offering excellent visibility on High Road Leyton. The premises were recently developed within the last two years and have been fitted to a high standard, most recently trading as a restaurant.

The unit features a high specification kitchen with full extraction, an attractive dining area, and modern ancillary facilities. To the rear, there is outside space with potential for outdoor seating, further enhancing the appeal for food and beverage operators.

Available to let with the benefit of existing fixtures and fittings, the property offers an excellent turnkey opportunity for a restaurant, café, or other hospitality use.

Location

The property occupies a prominent position on High Road Leyton (A1006), a vibrant and well-established retail parade benefiting from strong footfall and excellent visibility. The area offers a diverse mix of independent shops, cafés, restaurants, and national operators, supported by a growing residential population.

Leyton Underground Station (Central Line) is within walking distance, providing fast links to Central London, while numerous bus routes serve the High Road. The nearby A12 and A406 also offer easy road connections across East London and beyond.

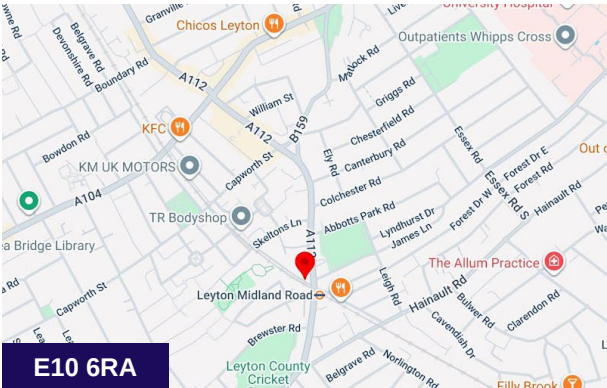
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rent (sq ft)	Availability
Ground - Restaurant	2,527	234.77	£65,000 /annum	£25.72	Available
Total	2,527	234.77		£25.72	

Terms

The property is available on a new lease direct from the landlord, with an asking rent of £65K pa. The landlord is looking for a premium of £130K for the fixtures and fittings, including the kitchen facilities.



Get in touch



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