

# 236-238 CHURCH ROAD - LEYTON - E10 7JQ

Suitable for Owner Occupiers for Self Storage / Warehousing and Potential for Residential Development, subject to planning permission



PRIME EAST LONDON FREEHOLD SITE SALE WITH VACANT POSSESSION

## EXECUTIVE SUMMARY

- Freehold Interest
- Well connected with multiple Overground and Tube stations within walking distance and the A406 under 3 miles away.
- The site is c.0.410 acres with a light industrial unit totalling c.5,554 sq ft GIA.
- The site is available with full vacant possession.
- Suitable for owner occupation, investment or redevelopment purposes.
- Pre-application has been submitted for the demolition of the existing building and the development of 38 residential units as well as replacement employment space.

Unconditional offers are invited for the freehold interest, subject to contract and exclusive of VAT.

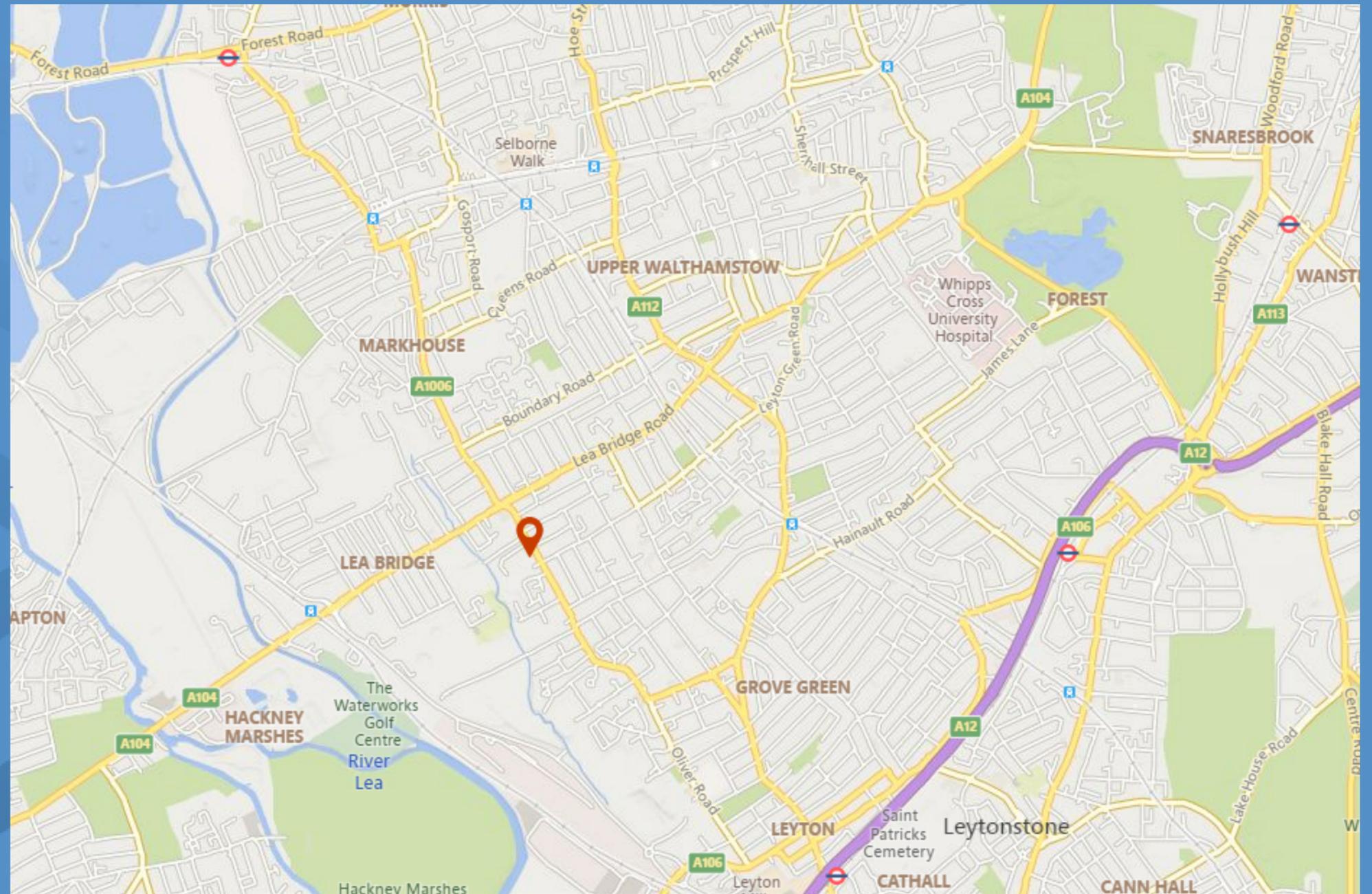


## LOCATION

The site is located to the west of Church Road in close proximity to the junction of Lea Bridge Road and the A104, giving the site excellent access to main roads such as the A12, leading to the A406 less than 3 miles away.

The property also benefits from quick transport links to Central and suburban London. Lea Bridge Station is a 15 minute walk away, giving direct access to Stratford International, St James's Street station and Leyton Tube Station are a 20 minute walk away providing direct access to London Liverpool Street and the Central line.

The area has undergone significant regeneration in recent years which has continued with new residential developments such as 'Coronation Square' (750-home development), '92 Leyton Green Road' and 'Osier Way' under construction.



## DESCRIPTION

The site benefits from substantial frontage onto Church Road and has a total area of 1,661 sq m (17,880 sq ft), equating to 0.410 acres. The existing property is a light industrial unit that was previously occupied by a Tyre Repair Service (Use Class E) with a total floor area of 516 sq m (5,554 sq ft) and 5 customer access doors with ancillary office and storage accommodation. This lies within a secure yard.

Surrounding the site are other light industrial units to the North and West and residential dwellings to the South and East across Church Road.

## DEVELOPMENT OPPORTUNITY

A pre-application proposal has been submitted for the demolition of the existing building and redevelopment of the site for 38 residential units and replacement employment space, landscaping, car and cycle spaces.

Further development opportunities could be explored under Use Class E, subject to appropriate planning consent:

- Other light industrial uses
- Offices
- Gymnasium
- Clinics / Health Centres / Nurseries
- Retail / Supermarket

## TENURE

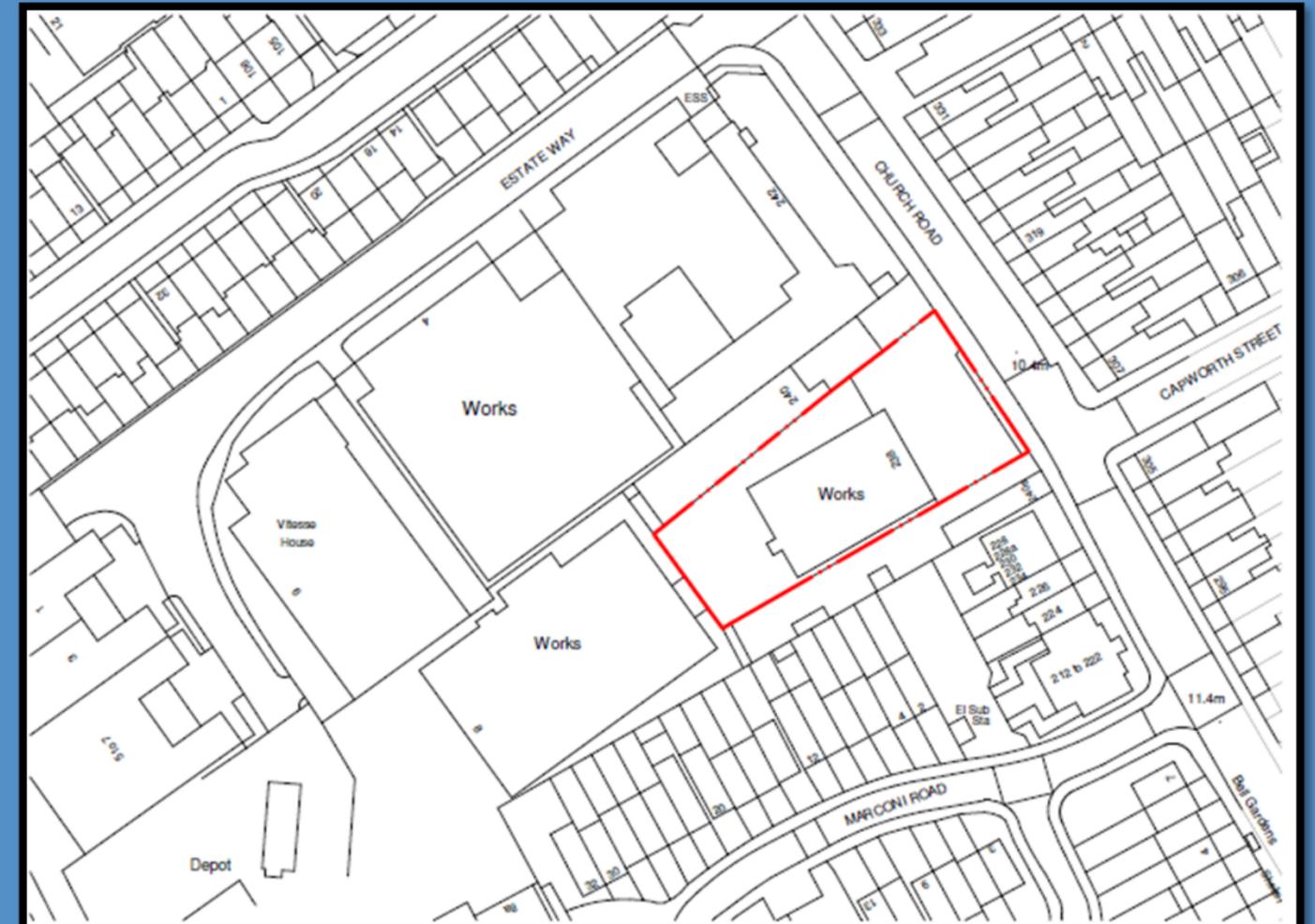
The subject property is held freehold under title number EGL17773.

## TENANCY

The subject property is available with full vacant possession.

## VAT

VAT is applicable.



For identification purposes only

# POTENTIAL RESIDENTIAL DEVELOPMENT (subject to planning permission)

Figure 1. Proposed scheme (Northwest)



Figure 2. Proposed scheme (Southwest)



Figure 3. Proposed scheme drawing

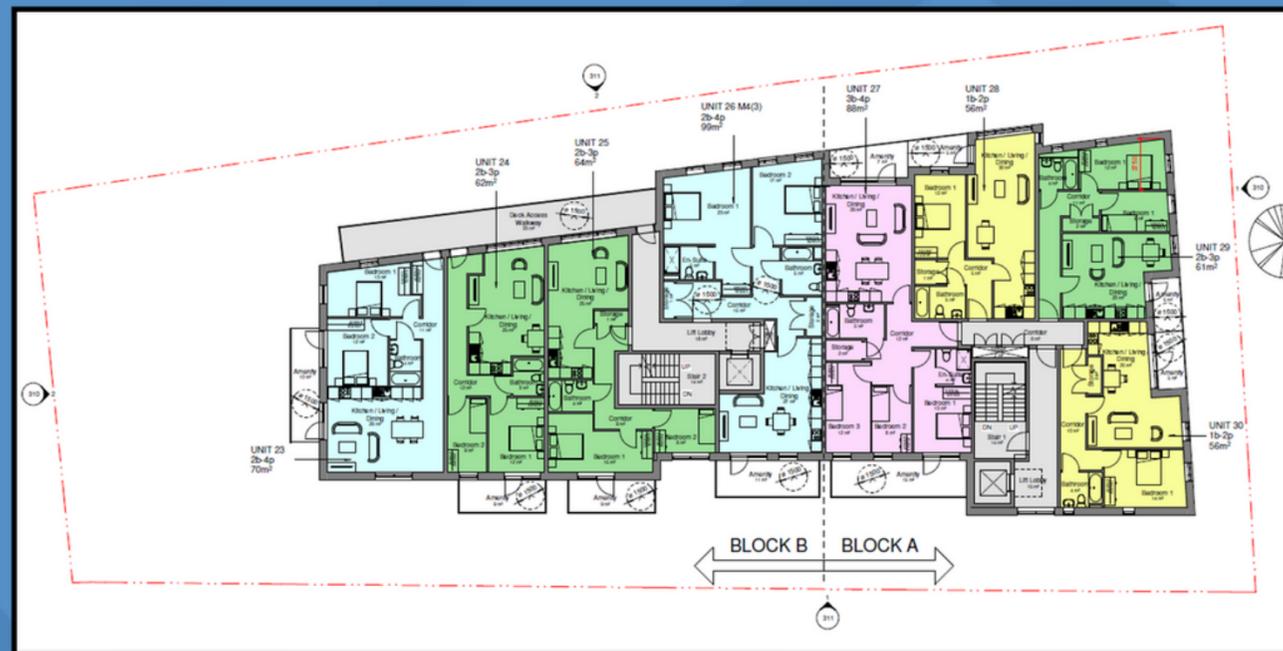
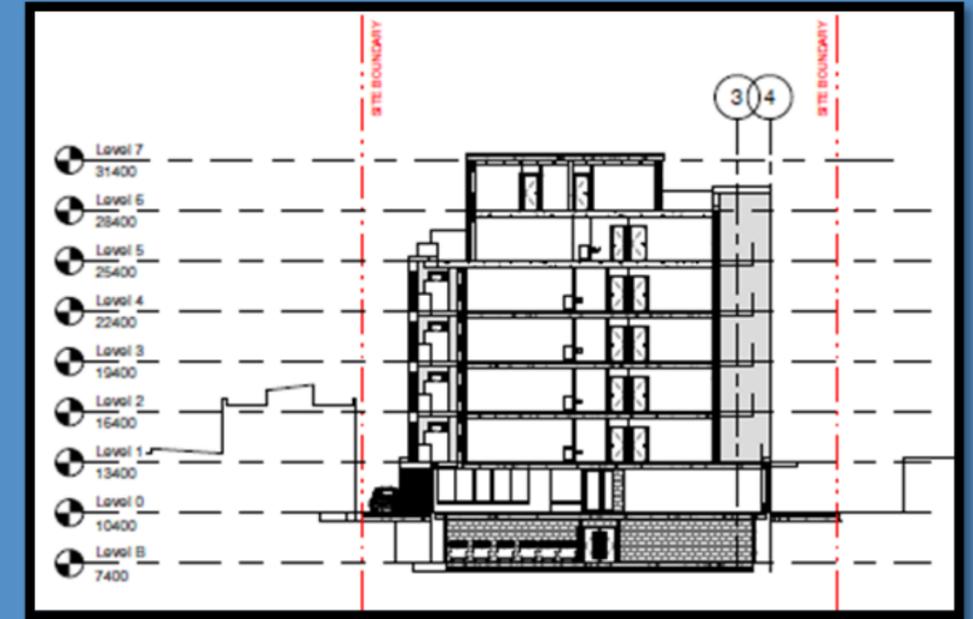


Figure 4. Typical floor plan (fourth floor)

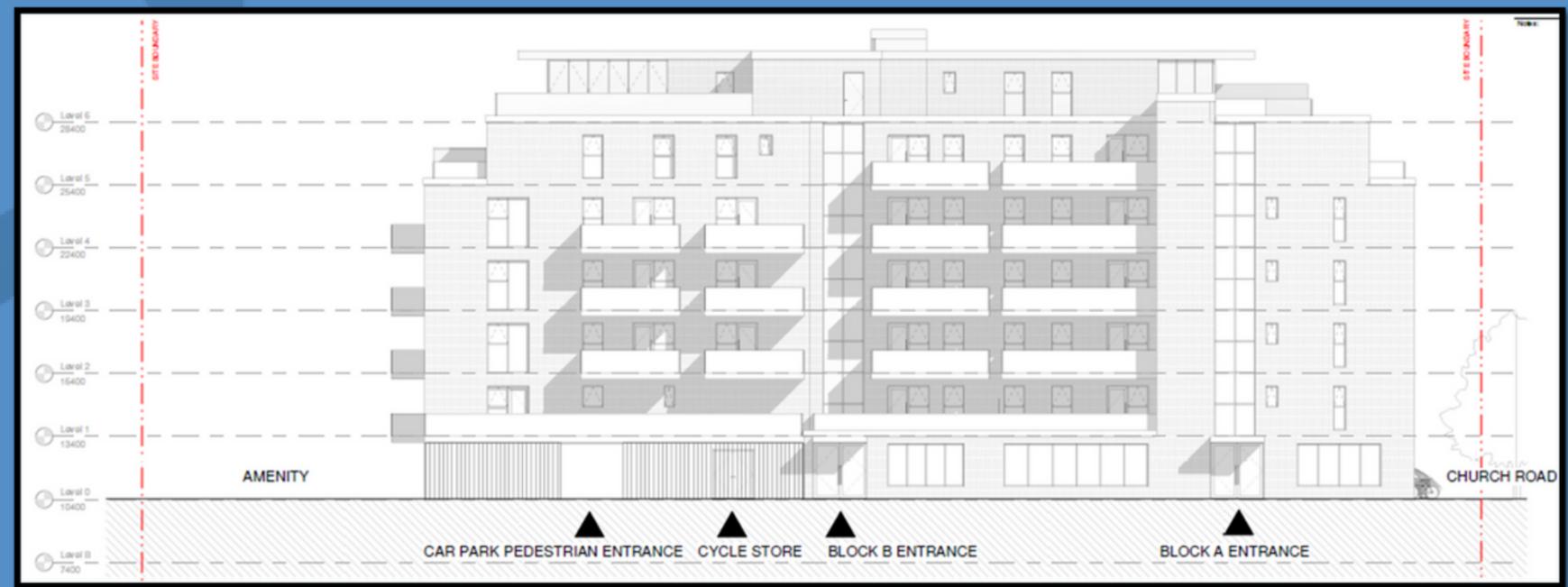


Figure 5. Proposed Southeast Elevation

Further details upon request

236-238 CHURCH ROAD  
LEYTON  
E10 7JQ



## FURTHER INFORMATION

For further information please  
contact the sole selling agents below:

### VAT

VAT is applicable.

### KYC/AML

In order to comply with anti-money  
laundering legislation, the preferred  
purchaser will be required to provide  
acceptable identification documents.



Patrick Beech  
07748 596 126  
[patrick.beech@cyrilleonard.co.uk](mailto:patrick.beech@cyrilleonard.co.uk)



Mark Harrison  
07798 605 325  
[mark.harrison@cyrilleonard.co.uk](mailto:mark.harrison@cyrilleonard.co.uk)



Olly Spero  
07887 532 572  
[oliver.spero@cyrilleonard.co.uk](mailto:oliver.spero@cyrilleonard.co.uk)

Misrepresentation Act. SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT Cyril Leonard give notice that (i) these particulars do not constitute, nor constitute any part of, an offer or a contract; (ii) all statements contained in these particulars as to these properties are made without responsibility on the part of Cyril Leonard (iii) none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact; (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars; (v) the vendors or lessors do not make or give, and neither Cyril Leonard nor any person in their employment has authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. MAY 2023.