



## 806 HIGH ROAD, LEYTON, LONDON E10 6AE

### Summary

- Vacant former cinema and commercial unit totalling 31,900ft<sup>2</sup> situated on a site of 0.82 acres
- Planning permission for the retention of the existing façade and construction of a new build scheme of 83 residential units (47 x 1 bed, 21 x 2 bed and 15 x 3 bed) totalling 55,905ft<sup>2</sup> and a commercial unit of 1,066ft<sup>2</sup>
- Located along Leyton High Road, 0.4 miles from Leyton Midland Overground station
- Offers invited in the region of £6,500,000 for the freehold interest

### Description

The existing property comprises a former Art Deco style cinema (fronting Leyton High Road) which was first constructed in 1938 and most recently used as a mixed-use commercial space having been converted and altered to retail and offices throughout. To the rear is a community nursery which is accessed via St Herlier's Road.

The existing buildings extend to approximately 31,900ft<sup>2</sup> and site on a site of 0.82 acres.

### Location

The property occupies prominent position along Leyton High Road (A112), within the London Borough of Waltham Forest.

Leyton Midland Overground station is the nearest station being located 0.4 miles. Walthamstow Central Underground station is also located 0.8 miles North of the property providing Victoria Line services.

The property also benefits from excellent road connections being located approximately 1 mile from the A12.





Approved Accommodation Schedule				
Type	Description	Qty	NIA m <sup>2</sup>	NIA ft <sup>2</sup>
Commercial	E Class	1	99	1,066
Affordable Rent	1 Bedroom, 2 Bedroom and 3 Bedroom Apartments	17	1,191	12,823
Shared Ownership	1 Bedroom, 2 Bedroom and 3 Bedroom Apartments	8	527	5,675
Private	1 Bedroom, 2 Bedroom and 3 Bedroom Apartments	57	3,352	36,077
	3 Bedroom House	1	124	1,330
<b>Total</b>		<b>84</b>	<b>5,293</b>	<b>56,971</b>

## Planning & Development

Planning permission was granted on 31st March 2023 under reference PP:213777 for the retention of the existing High Road façade, demolition of the existing buildings on site and erection of 3 blocks across 5-6 storeys comprising of 83 residential units.

The proposed development will consist of 47 x 1 bed, 21 x 2 bed, 14 x 3 bed apartments and 1 x 3 bed house which will total 55,905ft<sup>2</sup> and a E class commercial unit of 1,066ft<sup>2</sup>.

The planning consent is subject to a Section 106 Agreement obligating for the 17 residential units to be designated as Affordable Rent and 8 residential units to be designated as Shared Ownership, alongside financial contributions totalling £322,026.

A CIL liability of approximately £404,638.25 is also applicable. Please note that this is an indexed estimate as of November 2023 and should not be relied upon, any prospective purchasers should undertake their own analysis.

Now the principle of redevelopment has been realised, the site may offer potential for alternative uses including student led housing or a build to rent scheme, subject to obtaining the necessary consents.



## Tenure

The property will be sold freehold with vacant possession upon completion.

## VAT

We understand the property has not been elected for VAT.

## Terms

Offers invited in the region of £6,500,000 for the freehold interest.

## Contact

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agent:

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