

Shop & Yard - Highams Park, E4

TO LET

2 Winchester Road, Highams Park,
London, E4 9LN

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Within close proximity of Highams Park Overground Station
- Yard included which is accessible from Selwyn Avenue
- A1 ground floor corner unit with return frontage
- New lease with no premium
- EPC Rating - C

Location

This property is located on the corner of Winchester Road and Selwyn Avenue in Highams Park. Highams Park Overground Station which provides a regular service to Liverpool Street Station is opposite the property. The North Circular is accessed directly from the south end of Winchester Road, providing access to the A12 and the M25. Numerous bus routes serve the area. Nearby occupiers include Tesco, Subway, Costa, Well Pharmacy and the local supermarket TFC is within close proximity.

Description

The property comprises of a ground floor corner retail unit with excellent return frontage, measuring approximately 702 square feet (65.2 square metres) on a gross internal basis. The unit benefits from WC and yard, which is an extremely rare addition. The yard is approximately 585 square feet (54.4 square metres) and is accessible from Selwyn Avenue. The landlord would consider alternative uses, subject to the appropriate consents being obtained.

Business Rates

Ratable Value: £ 7,800

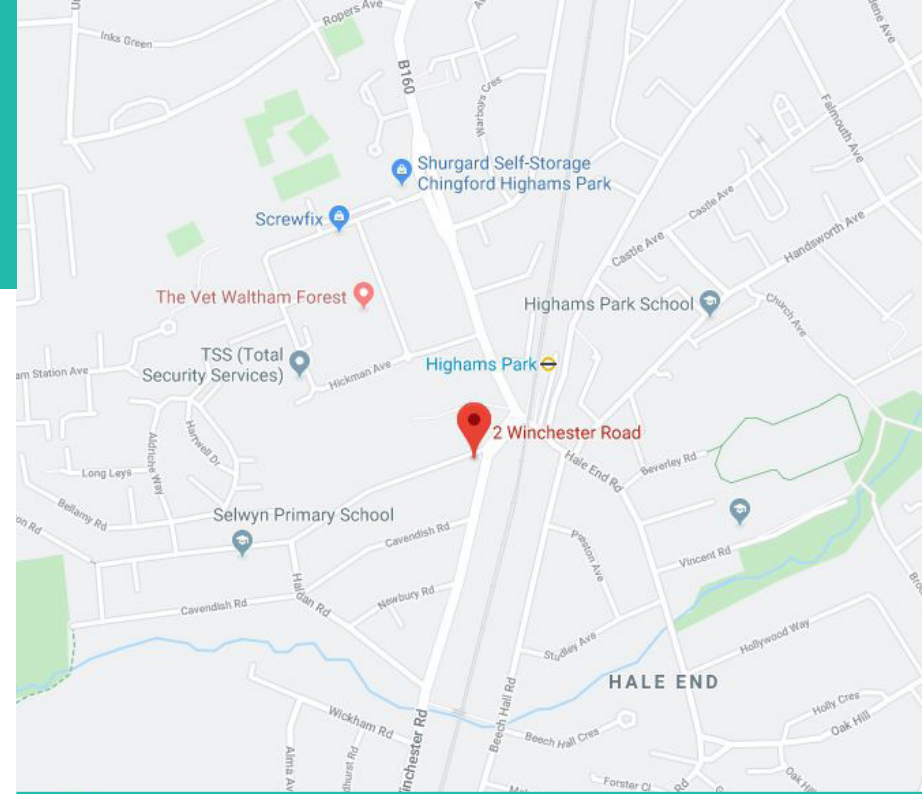
UBR (2019/20): 0.491

Rates Payable: £3,830

Please make rates enquiries directly with Waltham Forest Business Rates department.

Terms

The property is available with a new lease at £16,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£16,000 per annum

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