

# Shop/Office To Let - Walthamstow, E17

TO LET

2c Chingford Road,  
Walthamstow, London, E17 4PJ

**Harston & Co**

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Zero waste  
cleaning station

## Highlights

- Shop to let close to the busy Bell Junction in Walthamstow, E17
- Measuring approximately 878 square feet (81.63 square metres)
- Approximately 0.6 miles from Walthamstow Central station
- Available with a new lease and no premium
- EPC Rating - Awaited

## Location

The property is located on Chingford Road, Walthamstow at the well-known Bell Junction which forms the crossroads of Hoe Street, Forest Road and Chingford Road. Walthamstow Central tube and Overground station is 0.6 miles away which is on the Victoria Line and the Chingford branch of the Overground service, both of which offer a regular service into central London. The area is well served by buses and the A406, A12 and M11 are all in within close proximity. Nearby occupiers include The Bell pub and Tesco Express, along with a range of independent occupiers.

Please note all distances given are approximate only.

## Description

A ground floor lock up shop that has most recently been used as an office. It measures approximately 878 square feet (81.63 square metres) and benefits from electric shutters, rear entrance, w/c, and a kitchenette. The property is suitable for a range of uses, subject to appropriate consents being obtained.

## Business Rates

Ratable Value: £7,600

UBR (2020/21): 0.499

Rates Payable: £3,792.40

We would anticipate most tenants being able to obtain small business rates relief. All interested parties are advised to check their eligibility with the London Borough of Waltham Forest business rates department.

## Terms

The property is available on 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

# Harston&Co

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