

Shop – To Let

TO LET

357-359 Forest Road,
Walthamstow, London, E17 5JR

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Ground-floor and basement commercial unit on Forest Road (A503), Walthamstow
- Approximately 1,247 square feet (115.86 square metres), plus basement
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - TBC

Location

The property is located on Forest Road (A503), Walthamstow close to the junction with Higham Hill Road and Palmerston Road. Walthamstow Central station is approximately 0.8 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. Blackhorse Road is approximately 0.7 miles away and is serviced by the London Underground (Victoria Line) and London Overground (Gospel Oak to Barking Line). The area is well served by buses. The A406 (North Circular) is approximately 1.4 miles away and provides access to the A10, A12 and M11.

Please note all times and distances given are approximate only.

Description

A ground floor commercial unit most recently occupied by the Metropolitan Police service. The property is arranged over ground floor plus basement and measures;

Ground Floor = 1,247 square feet (115.86 square metres)

Basement = 1,057 square feet (98.21 square metres)

We understand that the property has Class E planning consent, although we strongly advise all interested parties to check this with Waltham Forest planning department. It benefits from w/c, kitchenette, rear access, and electric shutters.

Please note that the sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £21,500

UBR (2021/22): 49.9p/£

Rates Payable: £10,728.50

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Waltham Forest business rates department.

Terms

The property is available with a new FRI lease at £30,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£30,000 per annum

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