

Shop - Walthamstow, E17

TO LET

853 Forest Road, Walthamstow,
London, E17 4AT

Harston & Co

For more information call us
on 020 3371 0061

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Welcome to
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Highlights

- Shop to let on Forest Road, Walthamstow, E17
- Measuring approximately 213 square feet (19.76 square metres)
- Approximately 0.4 miles from Wood Street train station
- Available with a new lease and no premium
- EPC Rating - C

Location

The property is located on Forest Road close to the junction with Fulbourne Road and Wood Street. Wood Street train station is 0.4 miles away providing a direct service to London Liverpool Street. The area is well served by buses.

Please note all distances given are approximate only.

Description

A ground-floor commercial unit measuring approximately 213 square feet (19.76 square metres). The property benefits from electric shutters, kitchenette, and a w/c. We understand the property has class E planning consent. It would be suitable for a range of uses subject to obtaining the appropriate consents.

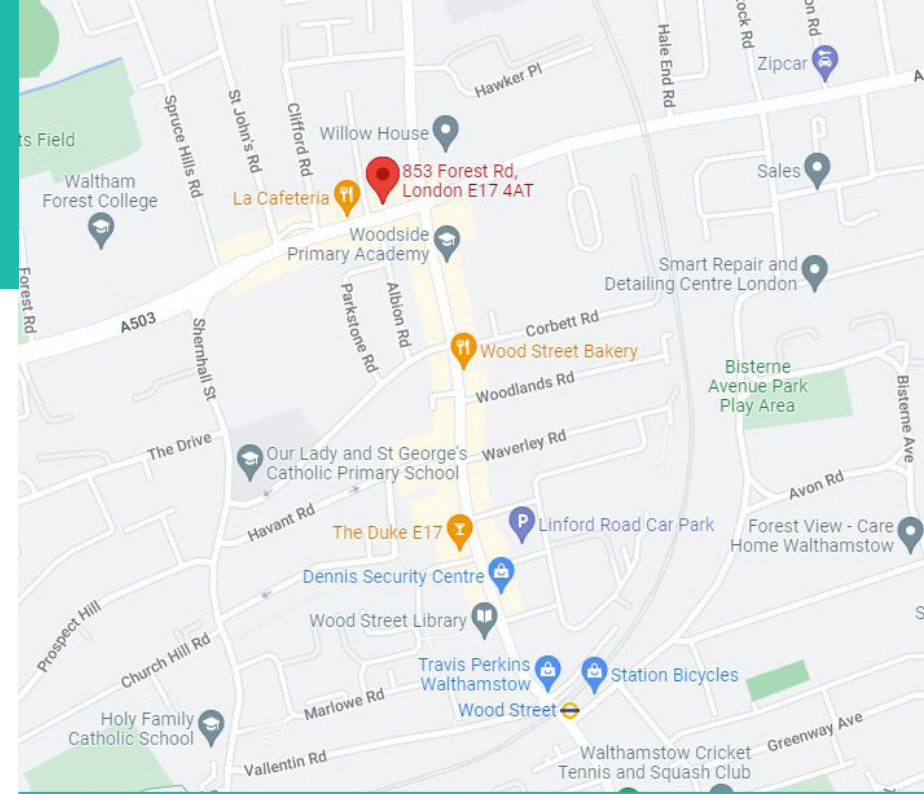
Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

All interested parties are to enquire with the London Borough of Waltham Forest business rates department as we believe the property needs to be revalued following a recent reconfirmation of the space. In addition the tenant might be able to benefit from small business rates relief.

Terms

The property is available with a new lease at £12,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£12,000 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[in](https://www.linkedin.com/company/harstonandco) [t](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

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