

Shop - Walthamstow, E17

TO LET

201 High Street, Walthamstow,
London, E17 7BH

Harston&Co

For more information call us
on 020 3371 0061



RESTAURANT

Harston&Co
SHOP
TO LET
020 3371 0061
www.harstonandco.co.uk

WIFI here

ARGOS
OPEN
IN SAINSBURY'S
WALTHAMSTOW
BUY ONLINE.
COLLECT IN-STORE

Highlights

- Prime ground-floor commercial unit in the heart of High Street, Walthamstow, E17
- Approximately 1140 square feet (106 square metres)
- Suitable for a range of uses
- Available with a new lease
- Part of a new mixed-use development

Location

The property is located in the heart of High Street, Walthamstow. This part of the High Street benefits from extremely high footfall generated from the market and the entrance to the Mall shopping centre which is opposite the property. Walthamstow Central station is 0.1 mile away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. 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 which forms part of a new mixed-use scheme that is currently being developed. The property measures 1140 square feet (106 square metres) and benefits from Class E planning consent. It would be suitable for a range of uses subject to obtaining the appropriate consents being obtained and is offered in shell and core condition.

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

The property will need to be assessed. All interested parties are advised to make their own enquiries with the London Borough of Waltham Forest business rates department.

Terms

The property is available with a new FRI lease at £55,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£55,000 per annum

Harston&Co

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

020 3371 0061

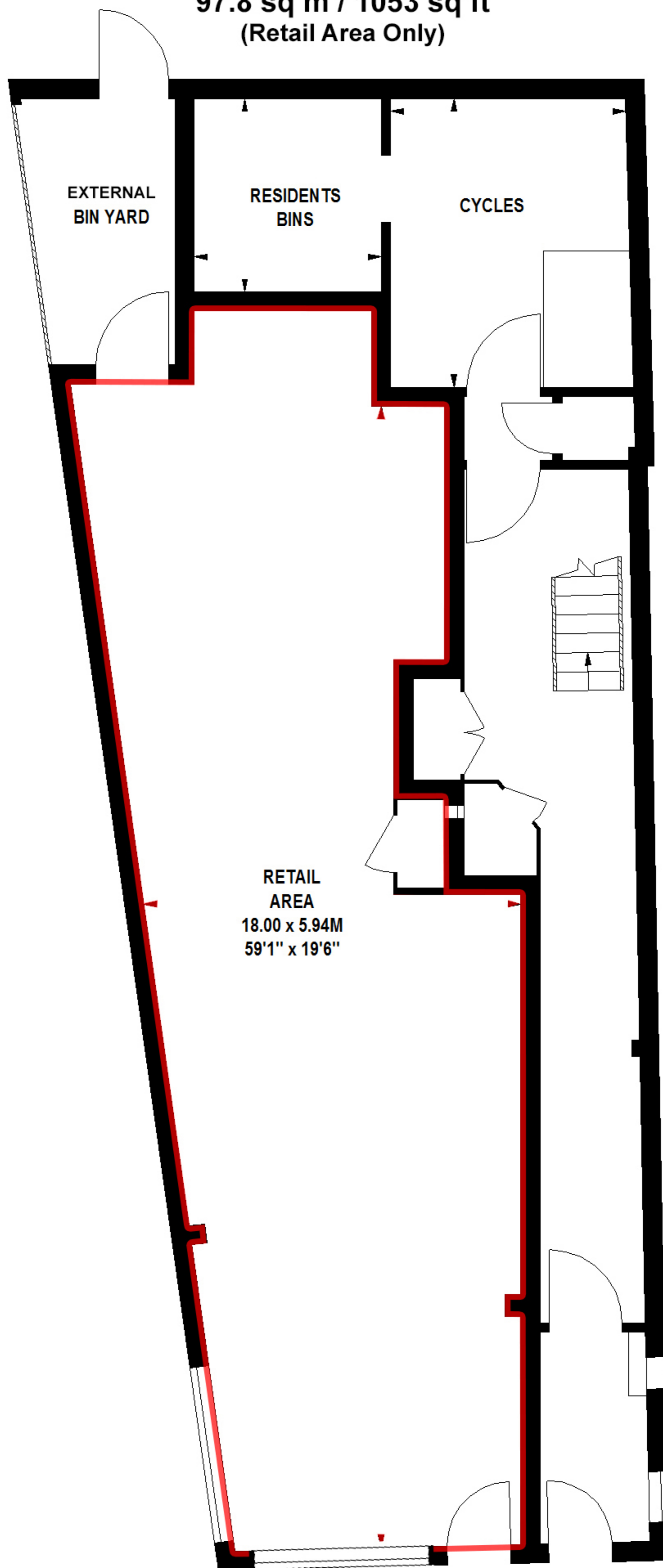
info@harstonandco.co.uk

[in](#) [t](#) [@](#) @harstonandco

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Approximate gross internal area

97.8 sq m / 1053 sq ft
(Retail Area Only)



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright of Stu J Beesley.