

# Prime Retail / Leisure Unit - Walthamstow, E17

TO LET

25-27 Orford Road,  
Walthamstow, E17 9NL

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Prime ground floor unit located in the heart of Walthamstow Village, E17
- Approximately 108 square metres (1,162 square feet) over ground floor only
- To be handed over in shell and core condition
- Available with a new lease
- EPC Rating - TBC

## Location

The property is situated on Orford Road within the heart of Walthamstow Village, E17. Walthamstow Central station which provides a regular service into central London via the London Underground (Victoria Line) and London Overground is 0.5 miles away. High Street, Walthamstow is 0.6 miles away which is the home to Walthamstow Market and The Mall Walthamstow. The A406 (North Circular) is approximately 1.8 miles away and provides access to the A10, A12 and M11. Nearby occupiers include Eat17, Orford Road Tapas, The Village Pub, and Queens Arms.

Please note all times and distances given are approximate only.

## Description

A double fronted unit providing approximately 108 square metres (1,162 square feet) of functional space over ground floor only. The property is to be handed over in shell and core condition. The property will have 3 phase power, a new shopfront, and capped off services (gas, water and electrical supply).

Please note that the sizes given are approximate only. 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 the reconfiguration of the space.

## Terms

The property is available with a new lease at £65,000 per annum with further terms to be agreed. Premium offers are invited. All negotiations are strictly subject to contract.



Rent:

£65,000 per annum

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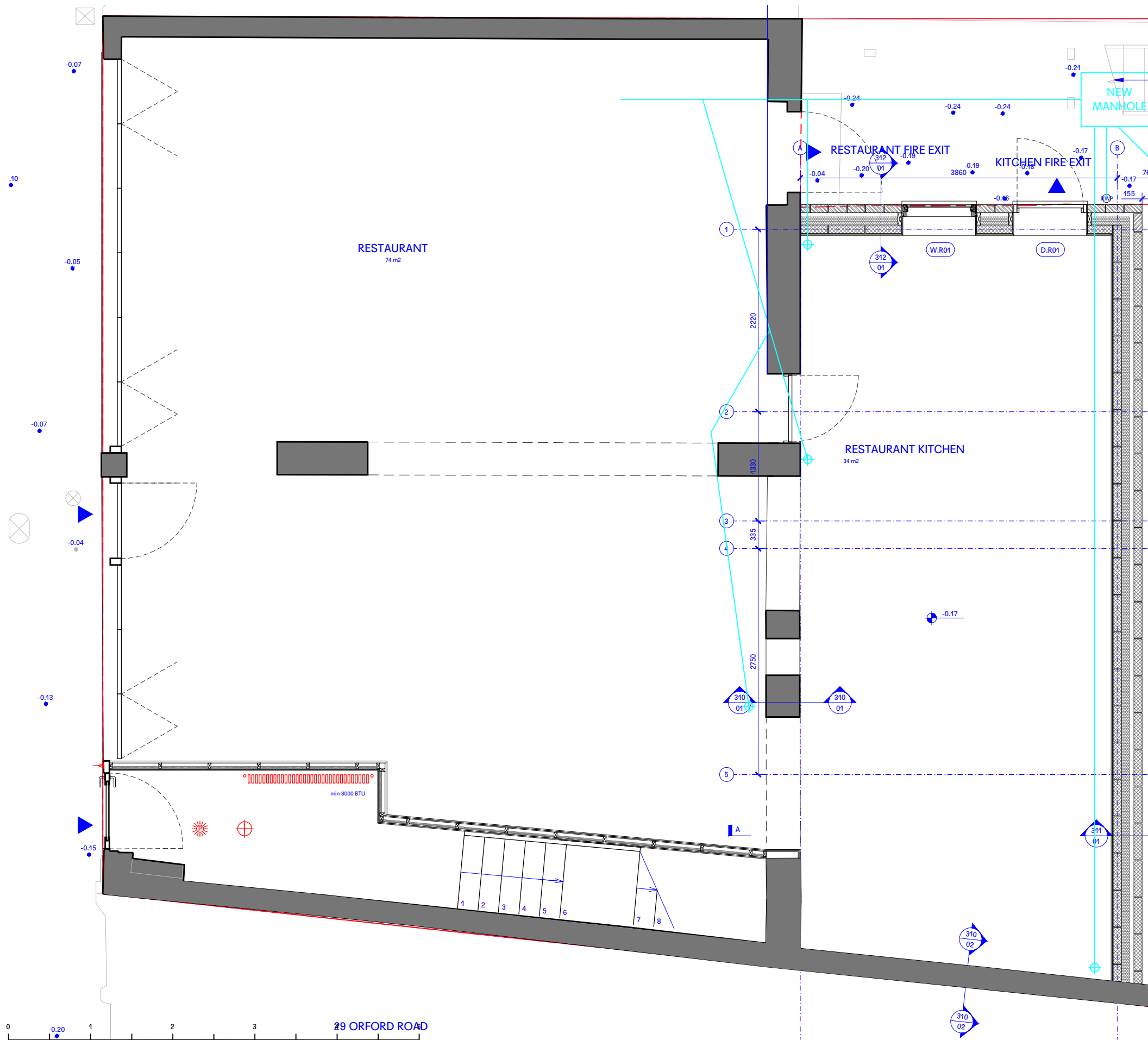
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Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for 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.



**KEY:**

- D... DOOR
- W... WINDOW
- F... FURNITURE
- USB TWIN WALL SOCKET  
700MM ABOVE FFL
- TWIN WALL SOCKET  
1200MM ABOVE FFL
- TWIN WALL SOCKET
- FUSED SPUR
- 5AMP SOCKET
- SHAVER SOCKET
- SWITCH
- DIMMER SWITCH
- RECESSED DOWNLIGHT
- SURFACE MOUNTED DOWNLIGHT
- PENDANT LIGHT
- LED STRIP
- UH MANIFOLD
- WALL LIGHT
- MECHANICAL EXTRACT FAN
- EXTRACTOR HOOD
- SMOKE ALARM
- HEAT ALARM
- THERMOSTAT
- CONSUMER UNIT
- CAT 5
- DOOR BELL
- VIDEO ENTRY SYSTEM
- ELECTRIC CURTAIN TRACK  
POWER SUPPLY

Notes

- DO NOT SCALE FROM THIS DRAWING
- DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED.
- ALL ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- IF IN DOUBT ASK CONTRACT ADMINISTRATOR



Review	Date	Description
T01	14.11.22	FOR TENDER
T02	26.06.23	UPDATE RESTAURANT KITCHEN AREA

Job Title	REAR OF 25-27 ORFORD ROAD
Drawing	PROPOSED GROUND FLOOR PLAN RESTAURANT
Job no.	025

Dwg no.	200A	Date	14.11.22
Format	A3/A1	Scale	1:50/1:25
Revision	T02	Status	TENDER

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