

Shop - Walthamstow, E17

TO LET

770 Lea Bridge Road,
Walthamstow, London, E17 9DN

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Former hairdressers suitable for a range of uses (subject to consents)
- Busy location on Lea Bridge Road close to junction with Essex Road
- Approximately 572 square feet (53.1 square metres)
- Available with a new lease and no premium
- EPC Rating – TBC

Location

The property is located on Lea Bridge Road (A104) close to the junction with Essex Road. The closest station is Walthamstow Central which is 0.7 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. The A406 (North Circular) and M11 are both within close distance and the area is well served by buses.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit most recently occupied by a hairdresser. The property measures 572 square feet (53.1 square metres). It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from rear access, w/c, kitchenette and electric shutters (untested).

Please note that the sizes given are approximate only and sizes have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2025 Ratable Value: £11,750

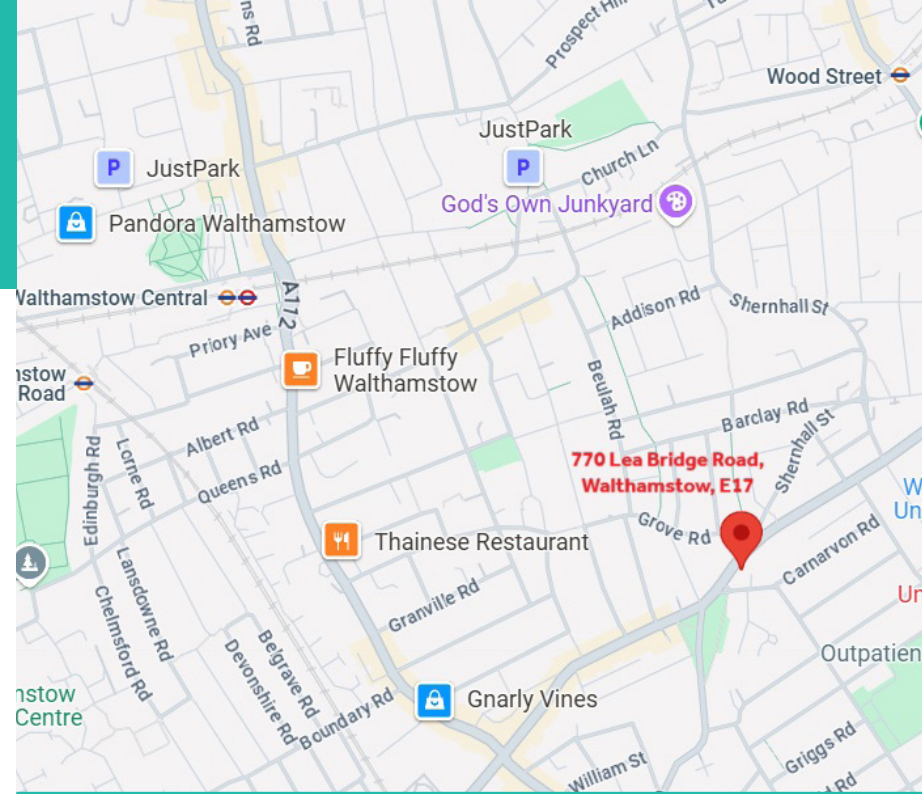
UBR (2025/26): 49.9p/£

Rates Payable: £5,863.25

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 lease at £16,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£16,000 per annum

Harston&Co

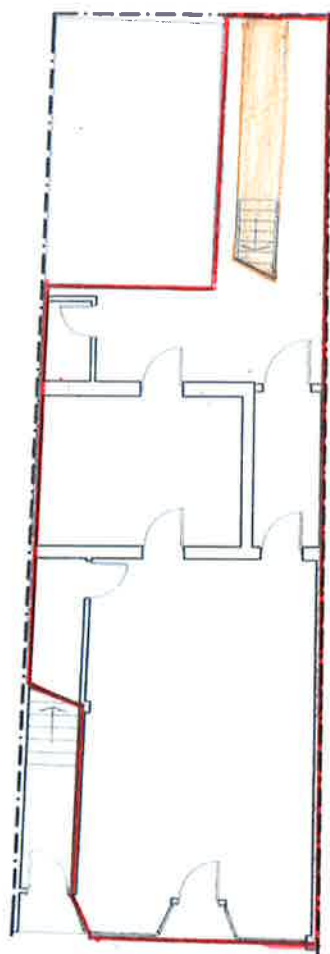
[harstonandco.co.uk](https://www.harstonandco.co.uk)

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.



GROUND FLOOR PLAN



LOCATION PLAN
1:1250

© 2010 THIS DRAWING IS COPYRIGHT.
ALL RIGHTS RESERVED

ADDRESS
770 LEA BRIDGE RD, LONDON E17 9DN

PROJECT
LEASEPLAN

PLOTTED SCALE
1:100 @A3

DATE
2010

