

Prime Restaurant Unit - Walthamstow, E17

TO LET

41 Orford Road, Walthamstow,
London, E17 9NL

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Ground floor restaurant unit located in the heart of Walthamstow Village, E17
- Approximately 1,023 square feet (95.08 square metres)
- Available with a new lease and no premium
- EPC Rating - TBC

Location

The property is situated within the heart of Walthamstow Village, E17 on Orford Road adjacent to Walthamstow Village Square. 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 Gail's, Froth & Rind, The Village Pub, eat17 and Queens Arms.

Please note all times and distances given are approximate only.

Description

A ground floor commercial unit most recently used as a restaurant. The property measures 1,023 square feet (95.08 square metres) and is part fitted. The property is to be handed over as seen.

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

Business Rates

2023 Rateable Value: £15,500

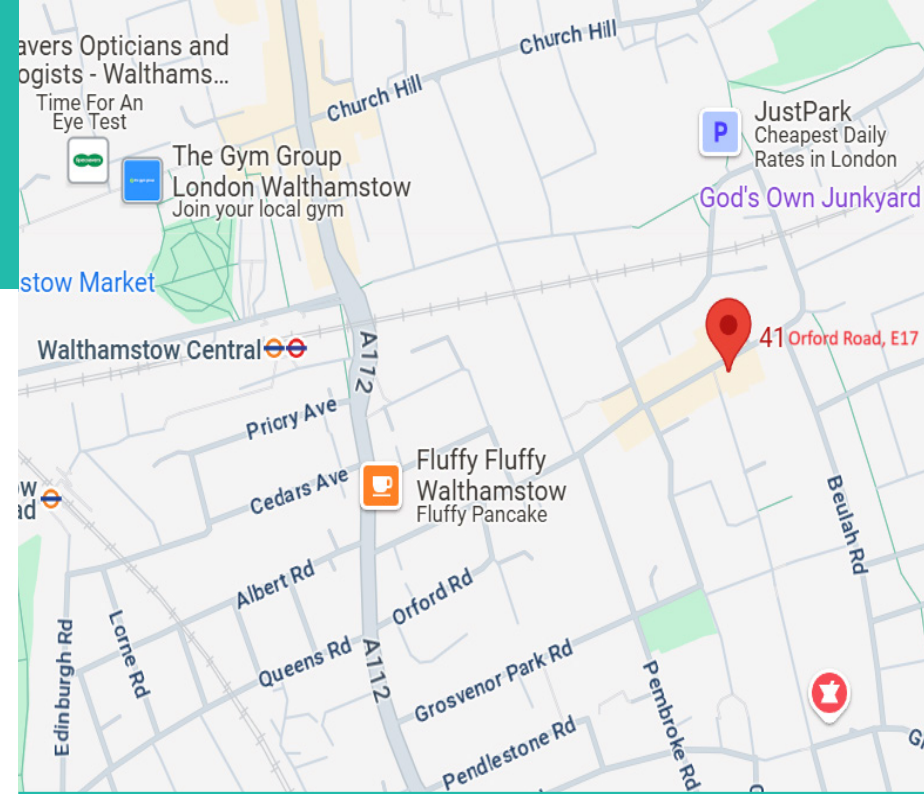
UBR (2025/26): 49.9p/£

Rates Payable: £7,734.50

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 Waltham Forest business rates department.

Terms

The property is available with a new lease at £45,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£45,000 per annum

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020 3371 0061

info@harstonandco.co.uk

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