

TO LET

524-528 FOREST ROAD, WALTHAMSTOW, LONDON, E17 4NB

1,102 sq ft (up to 102.38 sq m)



- Requires internal refurbishment but a rare opportunity on the market
- Provides mainly open plan space with WC's and bar area
- Access to a rear garden for additional storage

Chartered Surveyors
& Commercial Property
Consultants

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Summary

An opportunity to secure an A3/A4 premises close to Walthamstow Town Centre

Location

The property is located on Forest Road approximately 50 metres from the junction with Hoe Street and Chingford Road. The area has a number of other popular retailers with Tesco opposite, William Hill and the Post Office adjacent as well as plenty of independent retailers. It is located around 0.6 miles from Walthamstow Station which provides access onto the Victoria Line and TFL Rail line into central London. There are also many bus routes that serve the area.



Availability

Description	Size
Ground floor area	1,102 sq ft

Description

The property has been previously used as a bar restaurant for many years and we believe it is suitable for A3/A4 use although we recommend ingoing tenants make further enquiries to the local authority. It has an open plan area with access to 2 bar sections as well as a second room leading to WC's for both male and female. There is a small kitchen area to the rear as well as access to a garden at the back of the property. It does need refurbishment but has a lot of potential in this popular area in east London.

Lease

A new repairing lease available for a term to be agreed.

Legal Costs

Each party to bear their own legal costs subject to the ingoing tenant providing an undertaking for abortive costs should they withdraw from the transaction after agreeing terms and appointing solicitors.

Viewings

Strictly through the sole agents, Dobbin & Sullivan.

Rent

£30,000 per annum exclusive

Business Rates

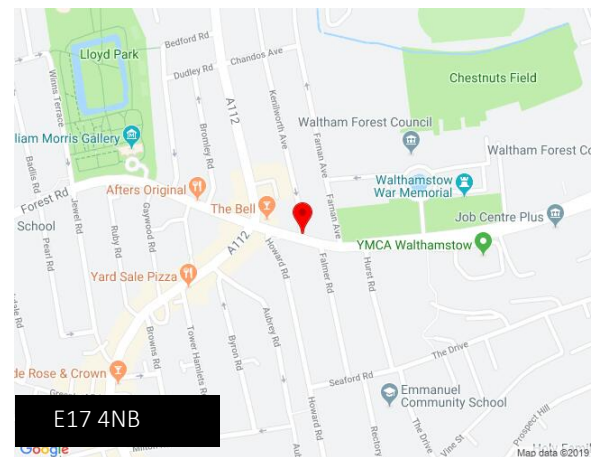
Rates Payable: £6,720 per annum

(based upon Rateable Value: £14,000 and UBR: 49.1p)

We recommend any ingoing tenant make their own enquiries to the local authority for any further reductions

Energy Performance Rating

This property has been graded as D (88)



Contacts & Enquiries

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