



Paul Simon Seaton
Commercial & Investment

TO LET

BY WAY OF NEW LEASE

163-165 High Street, London, E17 7BX



LOCATION

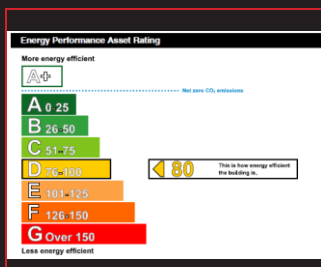
Located at the heart of Walthamstow's busy High Street fronting the market and set a short distance from the Mall Shopping Centre.

Numerous multiples are located within this area. Public transport links are via the main bus route and Walthamstow Central Station.

020 8800 4321
www.psscommercial.com

info@psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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DESCRIPTION

Ground floor double fronted unit mostly open plan, frontage of 28'3 and providing approx 1,175 ft². Benefitting from a rear yard, kitchen and w.c.

Opportunity to erect a single storey unit to the rear, subject to necessary consents.

Our clients may consider dividing into 2 units.

RENT

£45,000 P.A.X

TENURE

By way of new FR & I Lease with periodic mechanisms for upward only rent reviews

VAT

We await the VAT status of the building

RATES

Rateable value - £39,250 (as taken from VOA)

COST

Ingoing tenant to bear both sides reasonable related legal costs

EPC

Rating - D - 80

VIEWING

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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