



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£380,000

- Freehold with vacant possession
- Comprising restaurant & upper parts
- Suitable for investors or owner occupiers
- Lea Bridge Road location
- Totalling approx 941 sq ft

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865 LEA BRIDGE ROAD, WALTHAMSTOW, LONDON, E17
9DS



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

COMMERCIAL

Location

The property is located on the northern side of Lea Bridge Road (A104) in Walthamstow, which connects Leyton High Road to Woodford New Road. Woodford New Road leads to Waterworks Corner roundabout, from which the North Circular Road (A406) can be accessed. The closest train station is Wood Street (Overground) and the area is served by local buses.

Description

The property is situated on a parade of shops and benefits from a prominent frontage onto Lea Bridge Road. The premises comprise a ground floor restaurant with ancillary storage on the first floor. The premises may be suitable for reconfiguration/redevelopment, subject to gaining the necessary consents. The accommodation is more particularly described as follows:

Ground floor seating area & kitchen: 678 sq ft (63 sq m).

First floor staff/storage area: 263 sq ft (24.4 sq m).

Total: 941 sq ft (87.4 sq m).

Male & female toilet facilities included.

All measurements quoted are approximate only.

Terms

The freehold is available, with vacant possession, for £380,000.

Business Rates

Waltham Forest Council have informed us of the following:

2023 Rateable Value: £9,800

2024/2025 UBR: 0.499 P/£

2024/2025 Rates Payable: £4,890.20

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

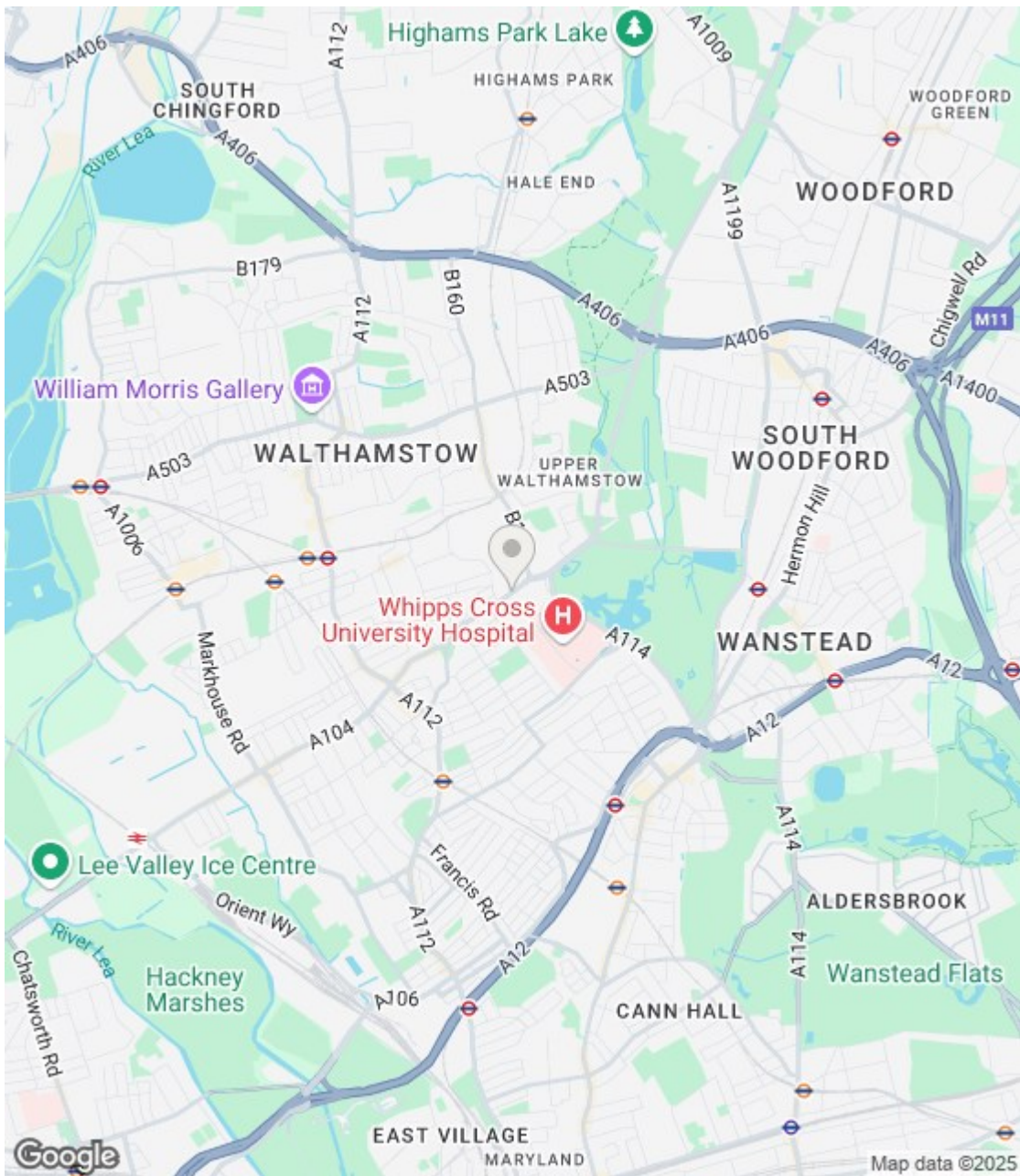
Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.


EPC

The premises have an Energy Performance Certificate rating of B.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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