



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£13,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- Wood Street location
- Approx 467 sq ft

1 GOLDEN PARADE, WOOD STREET, WALTHAMSTOW,  
LONDON, E17 3HU



CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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

Located on Wood Street (B160) in Walthamstow, where a number of local and multiple occupiers are found. Wood Street provides access to Central Walthamstow and the North Circular (A406), M11 and A12. The area is served by buses and Wood Street train station offers a regular service to and from London Liverpool Street.

#### Description

Comprising a ground floor lock-up shop that previously traded as a coffee shop/cafe for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales area: 467 sq ft (43.4 sq m).

Toilet facilities available.

All measurements quoted are approximate only.

#### Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £13,000 per annum.

#### Business Rates

Waltham Forest Council have informed us of the following:

2023 Rateable Value: £9,700

2024/25 UBR: £0.499

2024/25 Rates Payable: £4,834.30

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain current rate liability.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

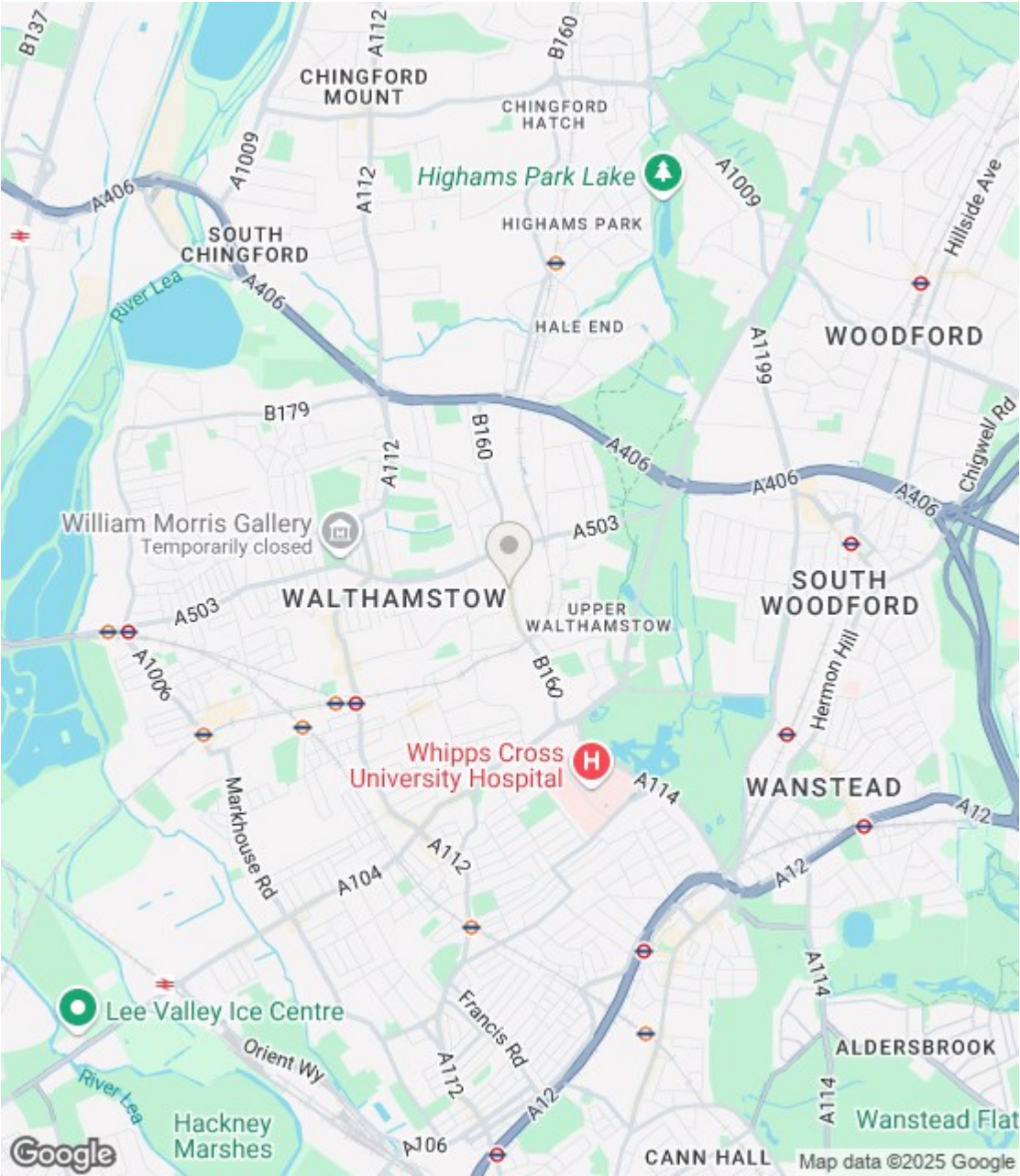
Strictly via sole agents, Clarke Hillyer on 0208 501 9220.


#### EPC

An Energy Performance Certificate has been ordered and will be available in due course.







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



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