



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£16,500 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of occupiers
- Return frontage
- Includes rear yard

CONTACT: 020 8501 9220  
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96 FULBOURNE ROAD, WALTHAMSTOW, LONDON, E17  
4EG



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.

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#### Location

The premises are situated prominently on the corner of Fulbourne Road and Queenswood Avenue in Walthamstow, East London. Fulbourne Road is a predominantly residential street and access to the North Circular Road (A406) is less than 1.2 miles (1.9 km) away. The closest train stations are Wood Street (Overground) and Walthamstow Central (Victoria and Overground). The area is also served by local buses.

#### Description

Comprising a ground floor lock-up shop which benefits from a return frontage and rear yard. The premises were previously occupied by a laundrette but would suit a variety of occupiers. The premises are more particularly described as follows:

Sales area: 458 sq ft (42.5 sq m).

Kitchenette: 167 sq ft (15.5 sq m).

Store: 7 sq ft (0.7 sq m).

Toilet facilities included.

Rear yard.

All measurements quoted are approximate only.

#### Terms

The property is available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £16,500 per annum.

#### Business Rates

Waltham Forest Council have advised us of the following:

2023 Rateable Value: £12,000

UBR 2023/24: £0.499p

2023/24 Rates Payable: £5,988

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

#### Legal Costs

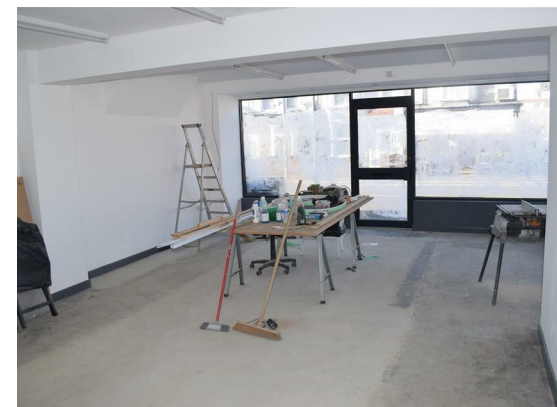
To be met by the incoming tenant.

#### Viewings

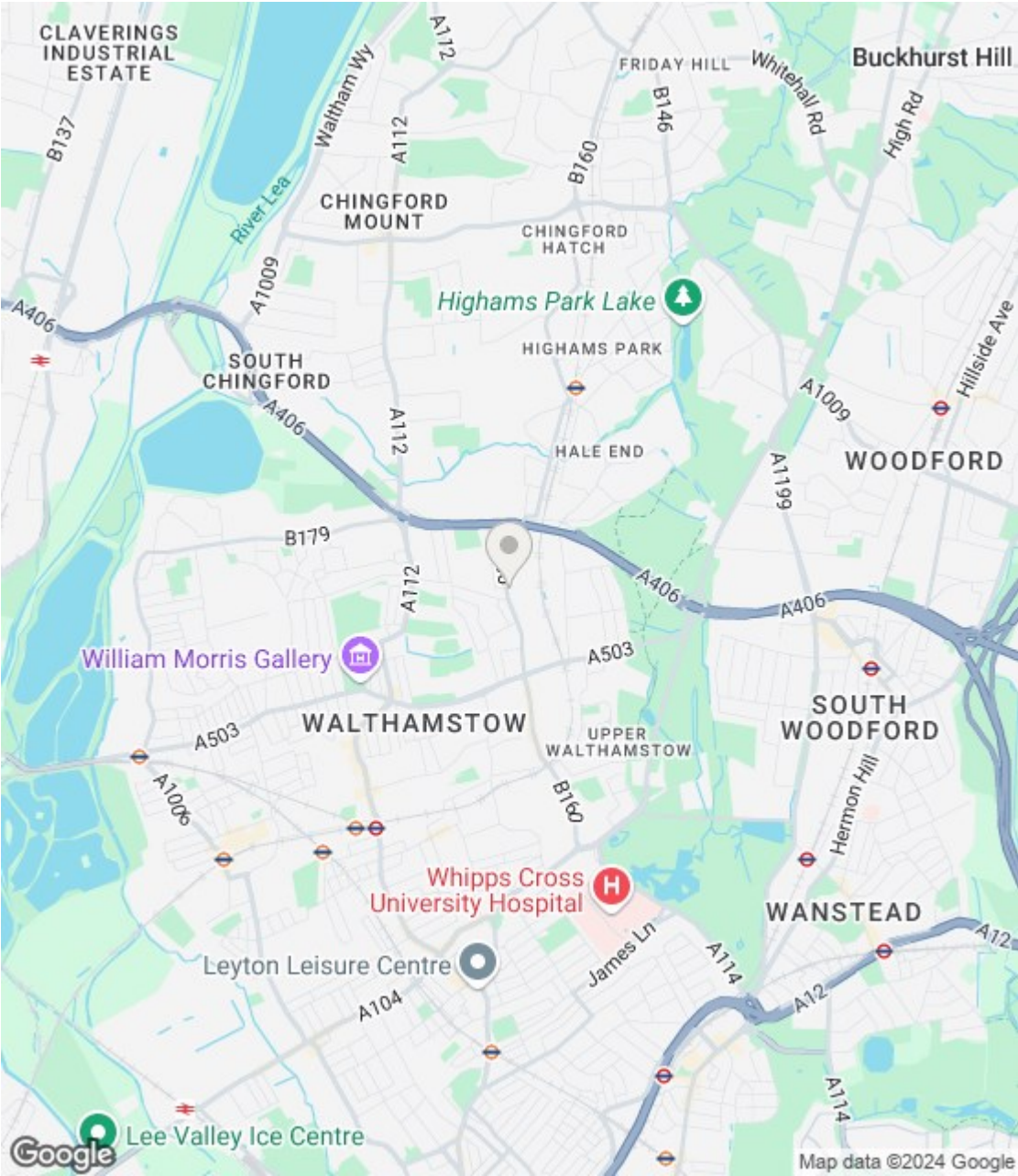
Strictly via sole agents, Clarke Hillyer on 0208 501 9220.


#### EPC

The premises have an Energy Performance Certificate rating of C.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>76</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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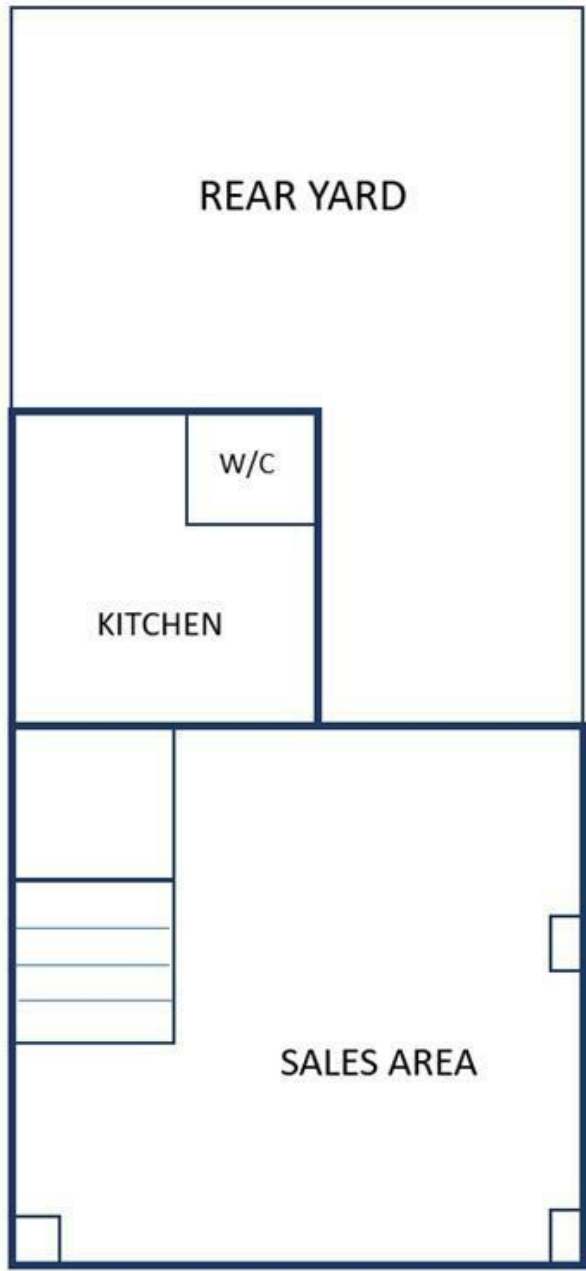
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