



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£525,000

- Freehold investment for sale
- Comprising restaurant, staff area & external seating
- Current income £20,000 per annum
- Site area approx 2,250 sq ft
- Possible redevelopment potential (STPP)

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891 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.

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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 at the end of a parade of shops with flats above and benefits from a prominent frontage onto Lea Bridge Road. The premises comprise a ground floor restaurant with a staff, store and shower room on the first floor. There is also an external seating area and the whole site has an approximate area of 2,250 sq ft (209 sq m), which may be suitable for reconfiguration/redevelopment, subject to gaining vacant possession and the necessary consents. The accommodation is more particularly described as follows:

Internal seating area: 391 sq ft (36.3 sq m).

Servery: 87 sq ft (8.1 sq m).

Rear seating: 181 sq ft (16.8 sq m).

Kitchen: 109 sq ft (10.2 sq m).

Store: 57 sq ft (5.3 sq m).

1st floor staff area: 252 sq ft (23.4 sq m)

External seating area: 1,189 sq ft (110.5 sq m)

All measurement quoted are approximate only.

Lease

The premises are held on an 8 year lease from June 2021. The current rent passing is £20,000 per annum and there is a rent review due in June 2025. The lease is included within the Landlord & Tenant Act 1954.

Terms

The freehold is available, subject to the existing lease, for £525,000.

Business Rates

Waltham Forest Council have advised us of the following:

2023 Rateable Value: £13,750

UBR 23/24: £0.499p

Rates Payable: £6,861.25

Viewings

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

EPC

The premises have an Energy Performance Certificate rating of C.





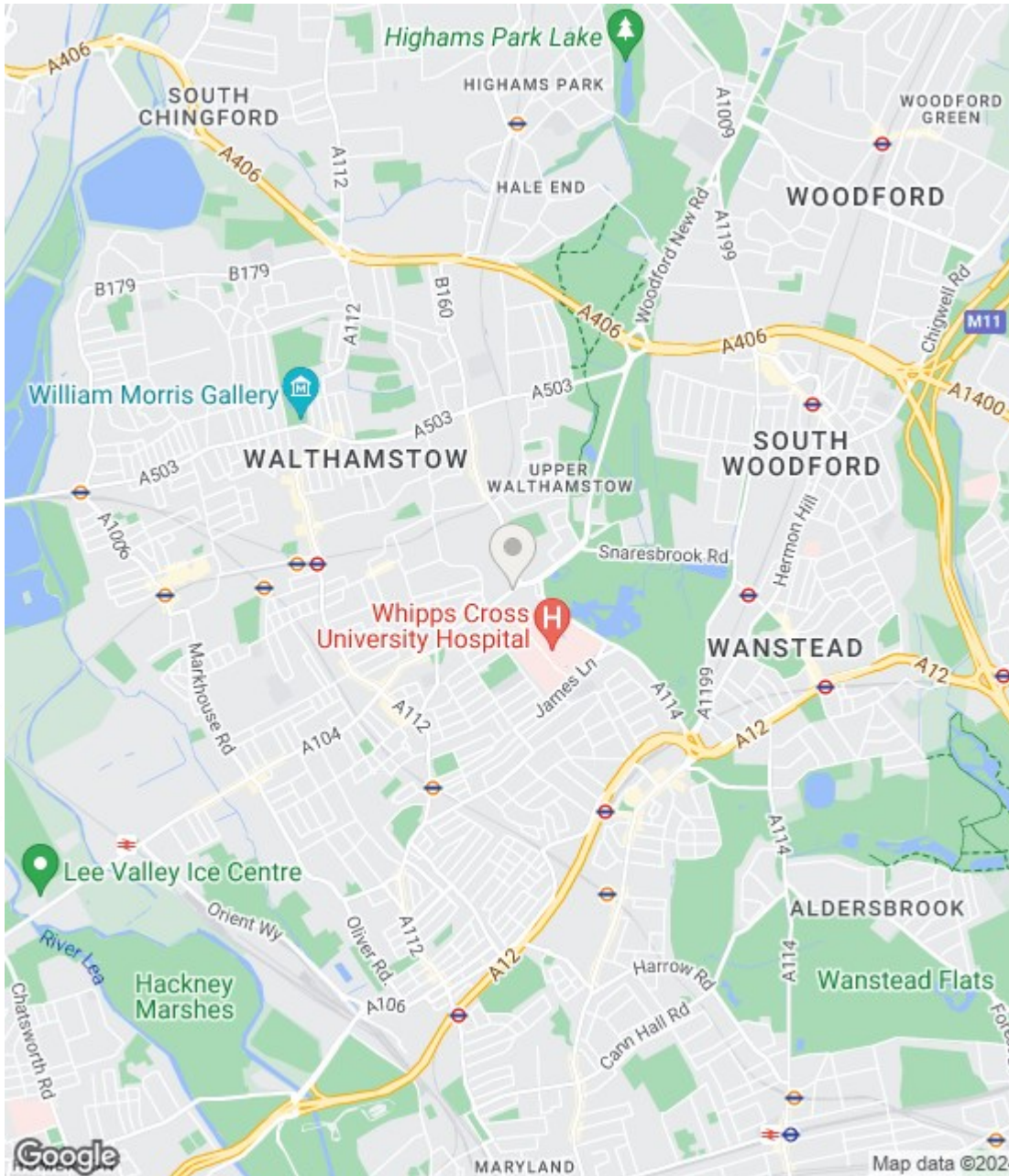
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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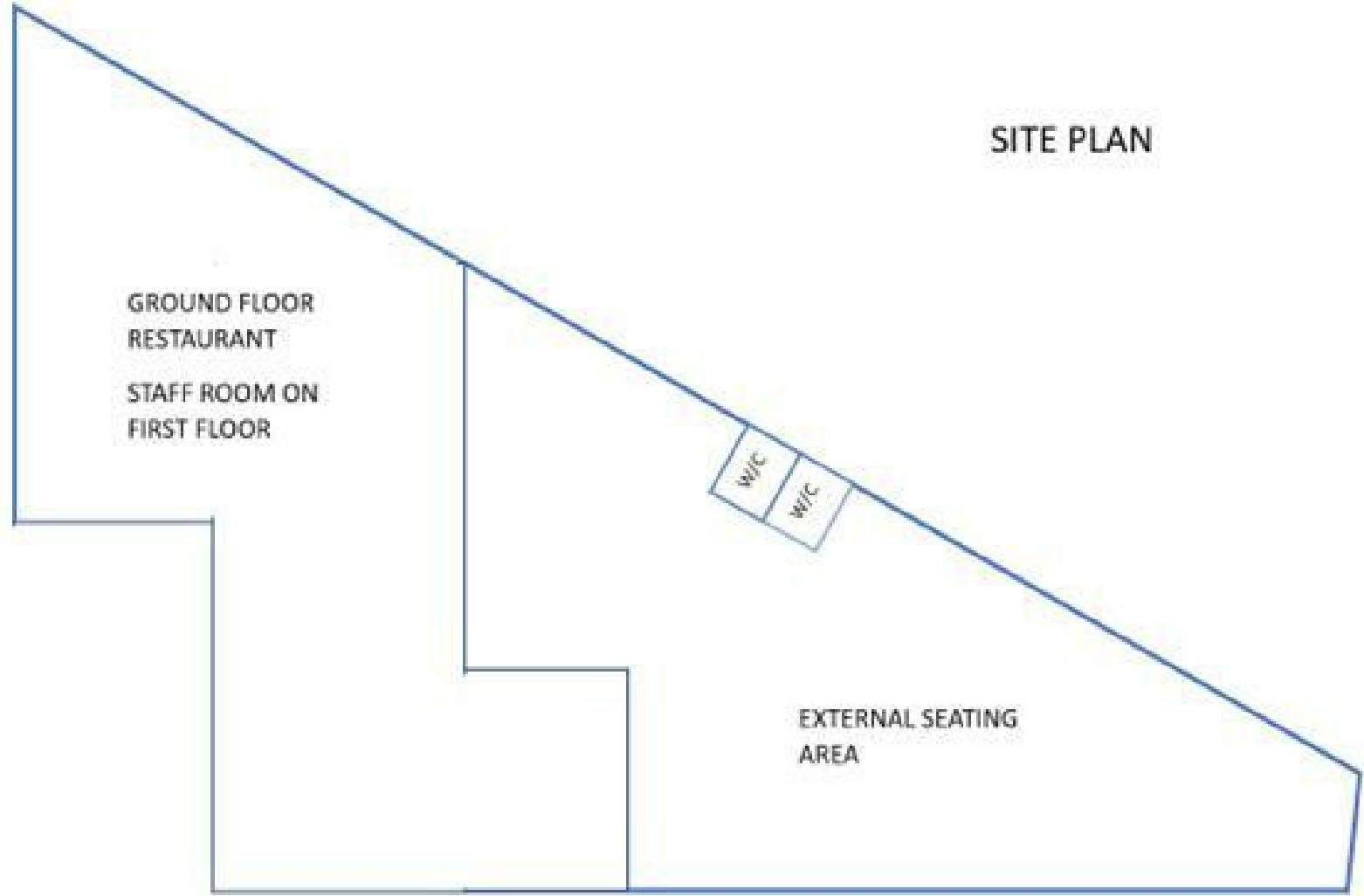
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