

## Orford Road, Walthamstow, London, E17

FOR SALE

Offers In Excess Of £150,000

Leasehold

- 1 bedroom flat & commercial premises
- Residential dwelling council tax band: C
- Commercial Usage: Class: E
- Prime Walthamstow Village location
- Walthamstow Central tube station: 0.4 mile
- Residential dwelling council tax band: B
- Rare opportunity
- Chain-free
- Internal Shop Only: 1016 sq ft (94 sq m)

A well known leasehold business located on the Village square on Orford Road.

The property has been used as a restaurant for many years and offers both internal and al fresco dining spaces. It's central Village location makes it an ideal opportunity for a business looking to establish itself in the heart of E17.

The commercial lease and business comes with a self-contained, one bedroom first floor flat, which could either be used by the business owner/staff, or provide a rental income if let out.

If you need further information, please contact Neil Collins at our Orford Road office.

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## DIMENSIONS

Dimensions for: SHOP ONLY

### Entrance

Via entrance door leading directly into:

### Seating Area One

31'11 x 13'7 (9.73m x 4.14m)

Open to seating area two.

### WC

8'6 x 5'5 (2.59m x 1.65m)

### WC Two

### Seating Area Two

16'2 x 13'7 (4.93m x 4.14m)

Open to seating area one.

### Kitchen

17'4 x 13'7 (5.28m x 4.14m)

### Notice:

All photographs are provided for guidance only.

### Additional Information:

Tenure: Leasehold

Lease: 7 years left on the lease. Our client has confirmed that the landlord has confirmed he could extend.

Local Authority: London Borough Of Epping Forest

Rates payable: The rent on the flat only is currently £1,100 per month. It has a 2 month notice to increase.

The rent for the restaurant and flat combined is £3,350.

Residential EPC Rating: TBC (Pending)

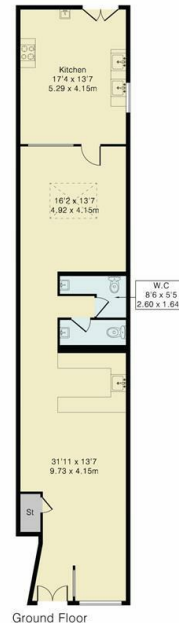
Commercial EPC Rating: TBC (Pending)

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

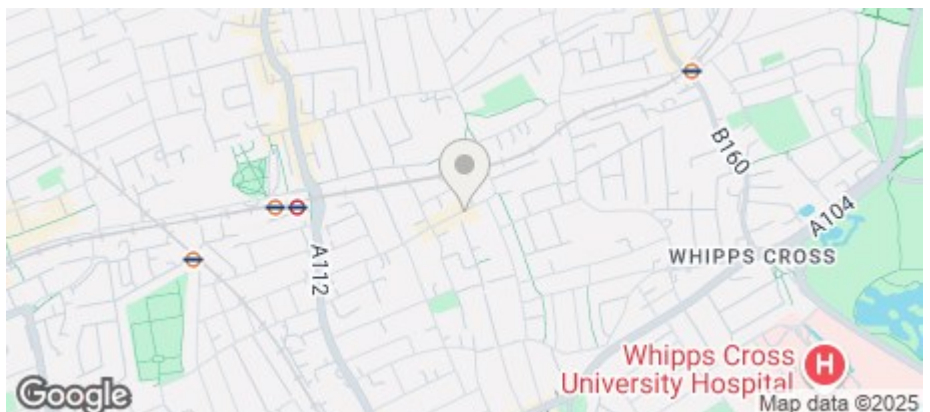
Approximate Gross Internal Area 1016 sq ft ~ 94 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## LOCATION



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