

Forest Road, Walthamstow, London, E17

TO LET

£3,125 PCM

Unfurnished

- Shop to let
- £12,500 Per Annum charged at £3,125 per quarter
- kitchenette & Seperate WC
- Excellent bus links
- Blackhorse Road tube station: 0.5 mile
- Deposit: (One Quarter rent of: £3,125)
- Commerical EPC Rating: C (53)
- Internal: 456 sq ft (42 sq m)
- Give us a call to book a viewing

A versatile commercial unit situated on the edge of both Higham Hill and the High Street. Formerly operating as "The Cutting Edge," this shop unit on Forest Road would lend itself to a number of different retail/commercial uses.

The property comprises a retail space to the front, kitchenette, WC and garden.

With good footfall along Forest Road and surrounded by plenty of residential properties, this property ticks a number of important boxes for most retail businesses. It would make an ideal first step for a fledgling business looking to move from home to dedicated commercial premises.

Offered at favourable rental terms, we think this is a must-see. Give us a call to book a viewing.

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DIMENSIONS

Entrance

Via front door leading into:

Commercial Space

23'9 x 14'7

Room One

9'9 x 7'3

Room Two

7'3 x 4'7

Door to:

WC

Additional Information:

Key Features:

- **Prime Location:** Situated on Forest Road, the property benefits from high footfall and visibility, ideal for attracting clientele and driving business growth.
- **Flexible Use Space:** Originally a hair salon, the layout is adaptable for various retail uses, offering a versatile canvas for your business vision.
- **Affordable Rent:** Available at an annual rent of only £12,500 presenting an exceptional opportunity in such a sought-after area.
- **Favorable Rate Conditions:** No business rates or potential for reduced rates for small businesses upon application to the council, easing financial pressures and maximising profitability.
- **Ready for Immediate Occupancy:** The property is available now, allowing for a quick setup and the opportunity to start or expand your business operations without delay.

Location Highlights:

- **Nestled in the bustling area of Walthamstow,** renowned for its vibrant community and commercial activity.
- **Excellent access to local transport links,** making it easily accessible for both staff and customers.
- **Surrounded by a mix of residential areas and commercial establishments,** ensuring a steady flow of potential clients.

Take the Next Step:

To explore this unique opportunity and envision the potential of this space for your business, we invite you to arrange a viewing.

Don't miss out on this chance to position your business in a prime Walthamstow location. Act now to secure your spot in this dynamic retail environment!

Notice:

All photographs are provided for guidance only.

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 456 sq ft – 42 sq m



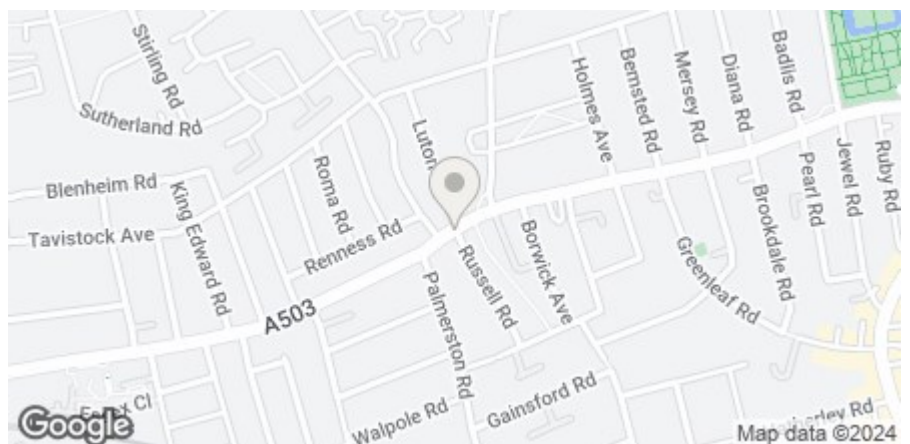
Ground Floor



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.



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