

# FOR SALE

## SUBSTANTIAL PRICE REDUCTION

**Dobbin &  
Sullivan**  
Chartered Surveyors, Est 1991

**FREEHOLD MIXED USE INVESTMENT PROPERTY WITH DEVELOPMENT POTENTIAL**

**DOUBLE COMMERCIAL UNIT (CLASS E) - LET OUT ON FRI LEASE**

**1 BED SELF-CONTAINED FLAT ON REAR FIRST FLOOR - AST**

**PLUS 2 SELF-CONTAINED FLATS SOLD ON LONG LEASES (1 REVERSIONARY IN 66 YEARS)**

**73-75 HIGH STREET,  
WALTHAMSTOW,  
LONDON,  
E17 7DB**

**Gross internal area:**

**Retail Shop Ground Floor            161.81m<sup>2</sup> / 1,741.70ft<sup>2</sup>**

**Plus Residential above**

**1x1 bed flat - 32.66m<sup>2</sup> / 1x2 bed Maisonette - 72.31m<sup>2</sup>**

**1x2 bed Maisonette - 64.69m<sup>2</sup>**



- **MIXED-USE FREEHOLD INVESTMENT IN LONDON BOROUGH OF WALTHAM FOREST.**
- **COMMERCIAL UNIT IN HIGH STREET LOCATION LET OUT ON FRI TERMS UNTIL 2030.**
- **INVESTMENT INCOME ABOVE FROM ONE FLAT LET OUT ON AST AND TWO FLATS SOLD OFF ON LONG LEASES WITH ONE REVERSIONARY IN 66 YEARS.**
- **ADDITIONAL INCOME FROM LICENCE OF NEIGHBOURING PROPERTY.**
- **DEVELOPMENT POTENTIAL**

**Chartered Surveyors  
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**LOCATION:**

Walthamstow is a large town in north east London, forming part of the London Borough of Waltham Forest. The subject property lies on the north side of the High Street, between its junction with Buxton Road to the West and Mission Grove to the east and Blackhorse Road (A1606) to the West. The High Street is constantly regenerating and there are a mixed diverse range of independent and multiple retailers spread between a vast range of banks, restaurants, and other leisure facilities. The High Street is also home to one of the Country's longest Street Markets and further investment planned for the local shopping centre (The Mall) on the High Street. The subject premises lies 0.5 miles distance from Walthamstow Overground and Walthamstow Underground (victoria line) and 0.1 miles from St James Street (London Overground)

**DESCRIPTION:**

The property comprises of an End of Terrace 3 storey building arranged as a **double retail shop** on the ground floor with access from the rear to **2x2 bed** maisonettes on the 1<sup>st</sup> and 2<sup>nd</sup> floors and **1x1 bed** self-contained flat to the rear on the 1<sup>st</sup> floor. There is the possibility for further development potential to the rear of the building subject to receiving the usual consents.

**ACCOMMODATION:**

Address	Description	Present Lessee	Accommodation and Tenure Gross internal area	Lease Terms	Current Income	Next Rent Review/ Reversion
Ground Floor Shop, 73-75 High Street, E17 7DB	Double Ground Floor retail Unit	Albert 19 Ltd	161.81m <sup>2</sup>	10 years Full Repairing and Insuring Lease with effect from 01/07/2020	£42,250 per annum exclusive	01/07/2025 Next Rent Review
73A High Street, Walthamstow, E17 7DB	2 bed Maisonette on 1 <sup>st</sup> and 2 <sup>nd</sup> floor	Abdullah Chhadeh	72.31m <sup>2</sup>	189 years	Peppercorn	
73B High Street, Walthamstow, E17 7DB	2 bed Maisonette on 1 <sup>st</sup> and 2 <sup>nd</sup> floor.	Jolade Alayo	64.69m <sup>2</sup>	99 years with effect from 29/09/1989	£75.00	Reversionary in 66 years (28 <sup>th</sup> September 2088)
73C High Street, Walthamstow, E17 7DB	1 bed flat on 1 <sup>st</sup> floor to the rear	Sincere Property Services Limited	32.66m <sup>2</sup>	AST	£12,600 per annum exclusive	
Part of 75 High Street, Walthamstow, E17	Strip of land to part of 75 High Street	Deja Vu1 Limited			£1,000 per annum exclusive	
<b>Total Income</b>					<b>£55,925 pax</b>	

Ground Floor Shop, 73-75 High Street, E17 7DB

**RATES:**

Billing Authority: Waltham Forest  
Rateable Value: £37,000. 1 April 2017 - PRESENT  
Rates Payable: (2022/2023): £18,463

**COUNCIL TAX:**

73A High Street, Walthamstow, E17 7DB – Band B £1,449.13 per annum.  
73B High Street, Walthamstow, E17 7DB – Band B- £1,449.13 per annum.  
73C High Street, Walthamstow, E17 7DB – Band B- £1,449.13 per annum

**CURRENT RENT****RESERVE:**

£55,925 per annum

**PRICE:**

£795,000, which equates to a gross yield of 7.03%

**VAT:**

VAT is applicable to this property.

**EPC:**

To follow

**LEGAL COSTS:**

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.

**VIEWING:**

Strictly by appointment via Dobbin and Sullivan.



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