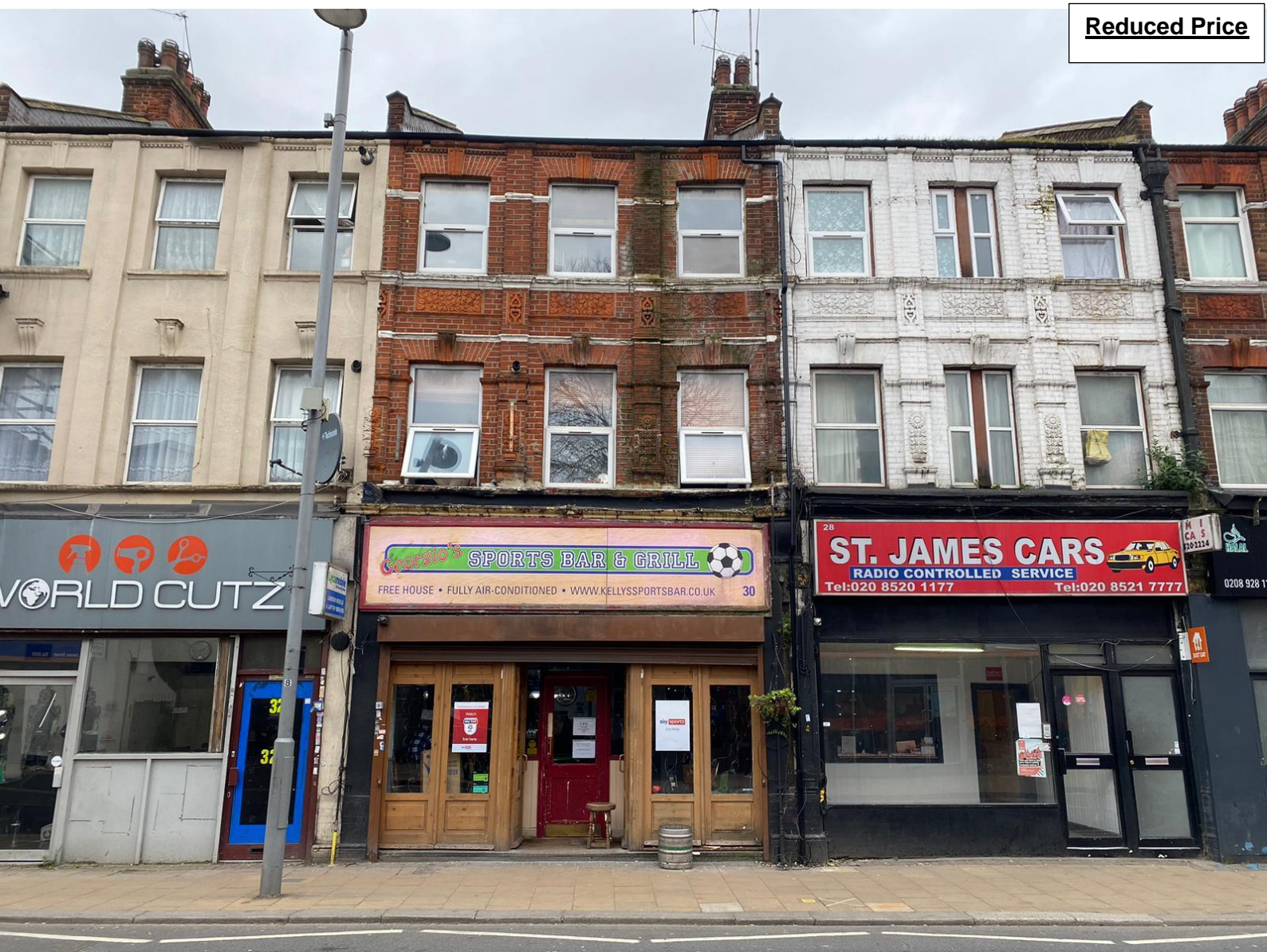


Reduced Price



30 St James Street, Walthamstow, London, E17 7PF

- Mixed Use Freehold Investment in London Borough of Waltham Forest
- Investment income from bar and self-contained flats let on AST agreements
- Situated across to St James Street Station (London Overground) with regular services to Liverpool Street
- High Street Walthamstow is a 1 minute walk to a diverse shopping mix

Interested?
Request more information.

020 8221 9610
dobbinandsullivan.com

Summary

Price	£975,000 subject to contract
Business Rates	We recommend future purchasers make their own enquiries to the local authority.
EPC Rating	C (70)

Description

The subject property comprises of a 4 Storey building including development into the loft to comprise of a self-contained commercial bar on the ground floor with access from the rear to three self-contained flats on the upper floors. There is also a yard with a small outbuilding to the rear for storage.

Location

The property is situated in a diverse mixed-use location on the west side of St James Street (A1006) within the London Borough of Waltham Forest. St James Street runs in a northerly direction to junction with Forest Road (A503) next to Black Horse Road Station (Victoria Line) and in a southerly direction towards Markhouse Road (A1006). The premises is also a 2 minute walk from High Street, Walthamstow, where there are numerous multiple shops, restaurants, banks and supermarkets including the longest outdoor market in Europe. St James Street (London Overground Station) lies less than 140 yards (2 mins walk) across the road with regular services to Liverpool Street Station. Walthamstow Central Station (London Underground Victoria Line and London Overground lies approximately 0.6 miles in an easterly direction.

Accommodation and Tenure

The accommodation comprises the following areas:

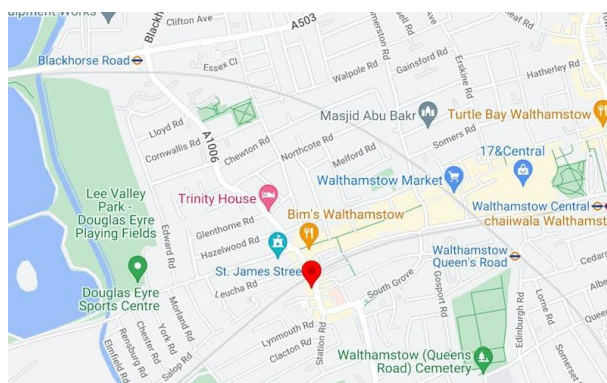
Address	Present Lessee	Accommodation Gross Internal Area	Lease Terms	Current Rent	Next review / Reversionary
30 St James Street					
Commercial Unit Ground floor	Georgios Balisani	89.91m ² / 914sqft Plus rear yard	12 year FRI lease from 14/12/2017 Rent review - 4 years	£35,000pax	14 /12/2025
Flat A 1st Floor	Private Individual	1 bed flat 31.2m ² / 336 sqft	1 year AST wef 18/03/24	£12,900pa	17/03/2025
Flat B 1st Floor	Private Individual	1 bed flat 28.96m ² /312 sqft	2 year AST wef 18/03/2024	£14,400pa	17/03/26
Flat C 2nd & 3rd Floor	Private Individual	2 bed flat 64.02m ² /689 sqft	1 year AST 14/09/23	£17,400pa	13/09/2024
Total				£79,700pa	

Viewings

Strictly by appointment via Dobbin and Sullivan

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 withdraws from the transaction.



Viewing & Further Information

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