



www.kings-group.net

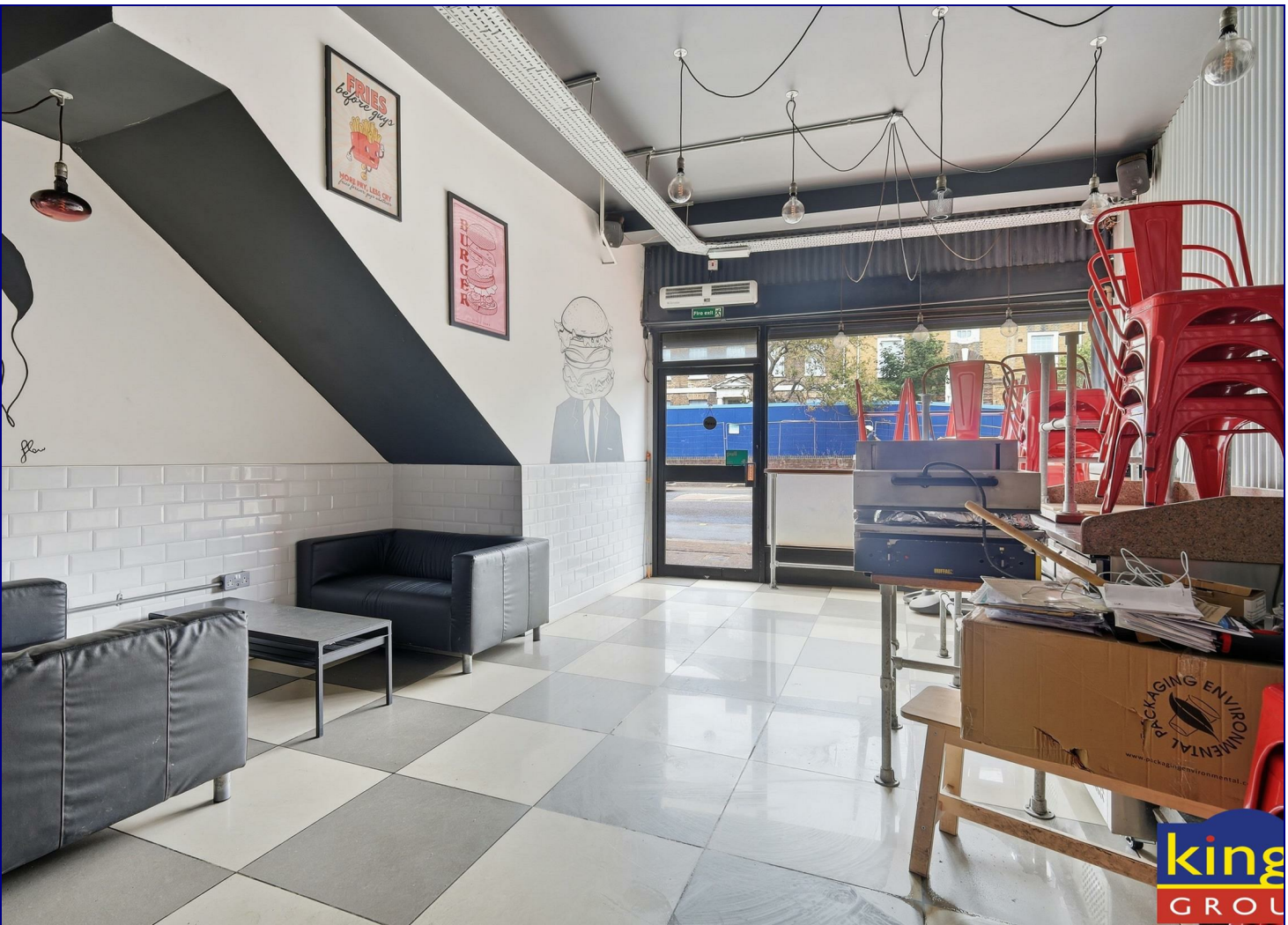
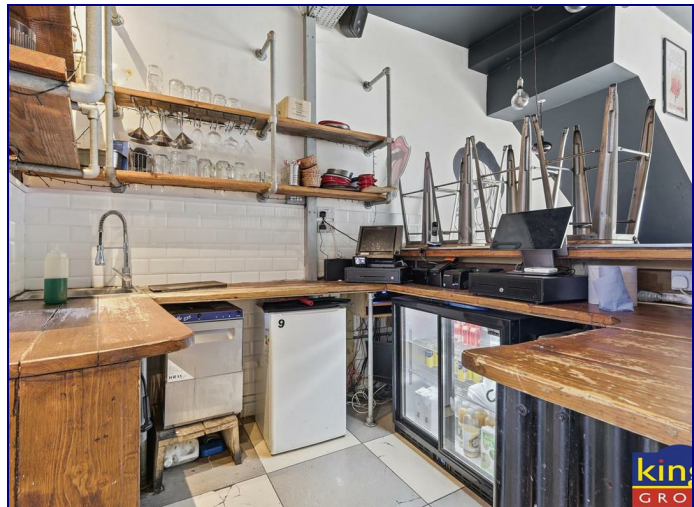
248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Forest Road, London, E17 4JD
Offers In Excess Of £50,000

Nestled on the vibrant Forest Road in London, this commercial property presents an exceptional opportunity for businesses seeking a prime location. With its strategic position, the property is conveniently situated within walking distance of Wood Street Station, ensuring excellent transport links for both staff and customers.

Moreover, the property benefits from its close proximity to a local college, which could provide a steady stream of potential clientele and foot traffic. This area is known for its dynamic atmosphere, making it an ideal spot for various commercial ventures.

Whether you are looking to establish a new business or expand an existing one, this location offers the perfect blend of accessibility and community engagement. Do not miss the chance to secure a foothold in this thriving part of London.



7 Year Lease Remaining
Rent - £22,000 P/A
Building Insurance- £850 P/A

Restaurant
25'11" x 15'9">12'7" (7.90m x 4.80m>3.84m)
Single glazed door and window to front aspect, tiled flooring, power points and sink with mixer tap.

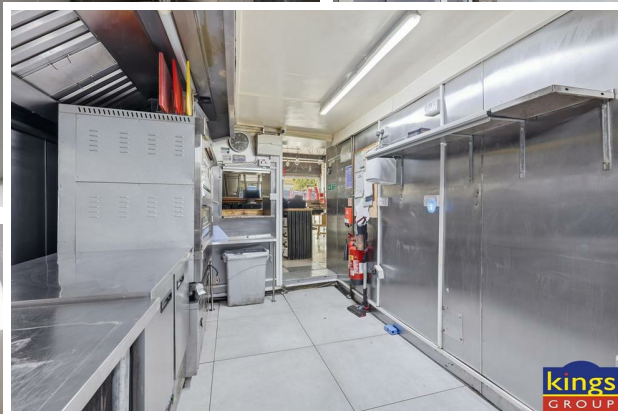
Kitchen
25'9" x 9'2" (7.85m x 2.79m)
Tiled flooring, freestanding gas oven and hob, power points and door leading to garden.

Storage
5'1" x 10'5" (1.55m x 3.18m)
Tiled flooring and power points.

WC
6'6" x 7'10" (1.98m x 2.39m)
Tiled flooring, hand wash basin with mixer tap and low level flush w/c.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





8'S KITCHEN
TASTE OF THE CARIBBEAN



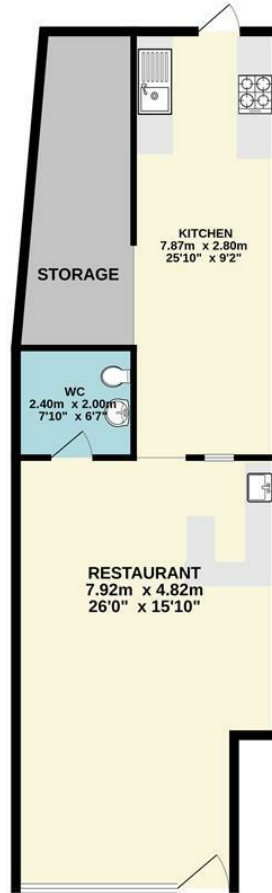
020 2876 6439



POSUING
UNITY UNISEX BARBER SALON
WHISK SANDWICH BAR



GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix 6/2026



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

