

Waltham Forest Town Hall, Fellowship Square, Forest Road, Walthamstow, London E17 4JF

EXPRESSIONS OF INTEREST

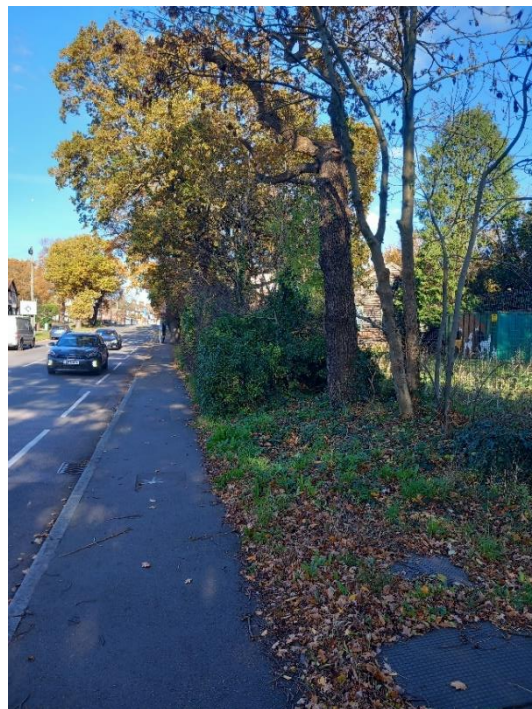
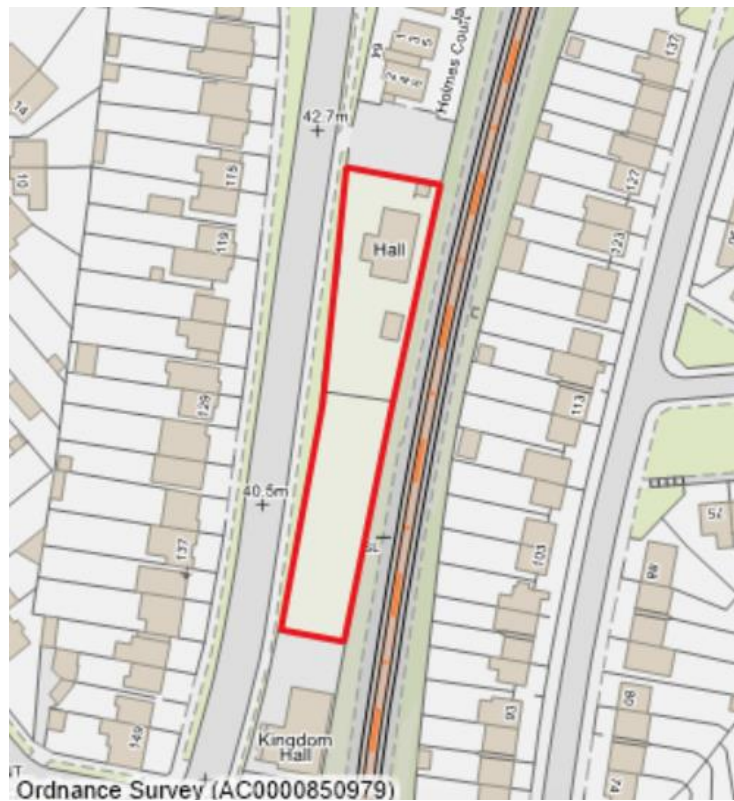
**Potential Community/Commercial
“Meanwhile Use” Space**

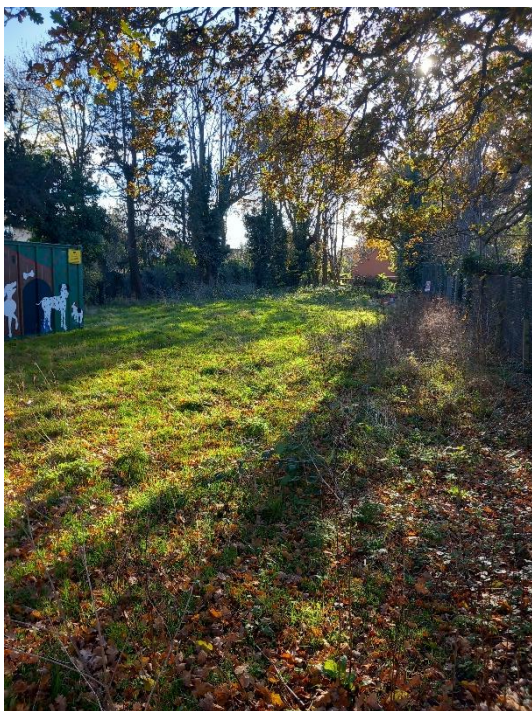
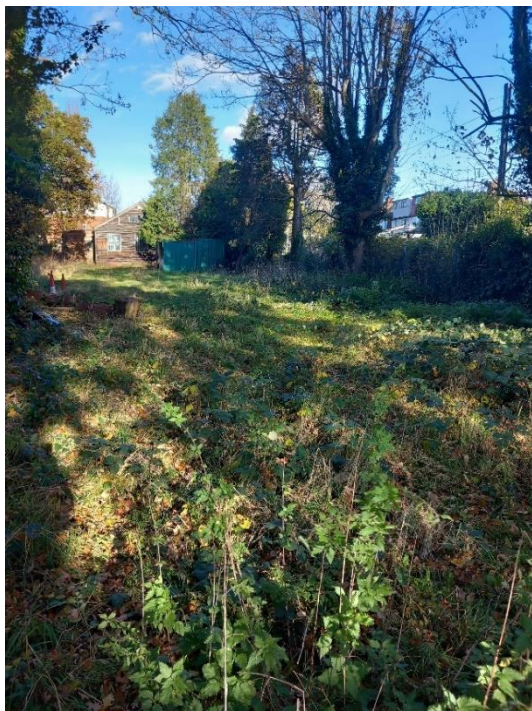
**66 Larkshall Road,
Chingford, London E4 6PE
(Former Scout Hall and Land)**



As part of the Council's desire to create either community or commercial “Meanwhile Use” space within the borough, the Council is seeking expressions of interest for a potential short-term letting of 66 Larkshall Road in Chingford.

66 Larkshall Road comprises a former timber/brick built scout hall that was constructed during the 1950's, two storage containers and garage, plus land. The scout hall has a gross internal area of c.1,563.45ft²/145.25m², whilst the entire site comprises an area of c.19,550ft²/1,816.25m². The property is situated in Larkshall Road close to its junction with Endlebury Road and Simmons Lane.





Possible uses could include community, co-working, workshops, etc.

The Council is seeking expressions of interest from both community and innovative and unique businesses for this new exciting opportunity.

Proposed Lease Term: 3 years (lease to be outside the protection of the Landlord and Tenant Act 1954), with mutual 6 months' break option

Rent: To be agreed

Repairing/Compliance Obligations: Incoming tenant to be responsible for all repairs and compliance (excepting for a possible rental concession, the Council will not contribute towards any repairs to the property). Due to the current poor condition of the scout hut, the Council is prepared to exclude it from any possible letting (an Energy Performance Certificate (EPC) has been commissioned and is currently awaited). Alternatively, subject to the tenant's proposals, the hut might be suitable for storage purposes only.

Rates: The property currently has a rating assessment of RV£5,000, with the 2023/24 small business rate multiplier being 49.9 pence

Other Lease Terms: To be agreed

Closing Date for Expressions of Interest: 31 January 2024

If you are therefore interested in finding out more and are serious in expressing an interest, then please get in touch directly with the Council and we will be happy to discuss your proposal with you and potential offer you wish to make.

Contact Details: Without prejudice and subject to contract, to the following address:
Property and Delivery, Commercial Estates, London Borough of Waltham Forest,
Waltham Forest Town Hall, Fellolwship Square, Forest Road, London E17 4JF

Contact Person: David Kelly

E-mail: david.kelly@walthamforest.gov.uk

Tel. No. 020 8496 8074

Mobile: 07740 900 533

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