



Property & Asset Management, Town Hall Complex, Forest Road, Walthamstow E17 4JX

DESCRIPTION: Small incubator retail premises at the heart of Walthamstow's shopping area.

The premises are within the commercial parade of shops in Walthamstow Central Station and less than 5 minutes walking away from the Tube Station benefit from the great footfall from the Bus Stop Walthamstow market.

The parade serves the local community and provides a convenience store, Clothing Store, Dog Grooming Services, Local Art Gallery and Plant Shop.

The unit benefit from commercial, services and business planning use for Class E

Council is seeking an innovative, unique business offer.

FLOOR AREA:

Basement Studio 4: 64.05 M² (700 FT²); **RENT @ £10,500 PA**

BUSINESS RATES:

The rateable value (RV) £6,100.

The rates payable April 2021- March 2022: £3,111

The premises will be entitled to Small Business Rate Relief exemption as the rateable value will be less than £15,000. Applicants advised to make their own enquiries and seek professional advice.

SERVICES: ANNUAL SERVICE CHARGE

INSURANCE: Council to ensure building structure – the amount will be recouped from the tenant in addition to the rental payment. Insurance payable April 2021/22 £60 p.a. (approx.). Tenant to insure their own contents and public liability for staff and visitors.

TERMS: New Internal Repairing Insuring lease, **5 years fixed term**, outside the Landlord & Tenant Act 1954 Part II, secs 24-28.

These particulars do not form part of any offer or contract. All statements contained in these particulars are made without responsibility of the vendor/agent/lessor and should not be relied upon as statements or representations of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/agent/lessor does not give any warranty whatsoever in relation to the property.

OFFERS

Property and Asset Management, London Borough of Waltham Forest |Town Hall Complex | 1 Forest Road| London E17 4JF

Email: tina.ogunremi@walthamforest.gov.uk

Property and Asset Management: Head of Commercial Estate: Mark Peace

VIEWING: Internal viewing by prior appointment with Property and Asset Management

Email: tina.ogunremi@walthamforest.gov.uk

DEADLINE: 31st October 2021

LATE APPLICATION: WILL NOT BE CONSIDERED

PREMISES AVAILABILITY: THE PREMISES WILL BE AVAILBLE FROM 1st SEPTEMBER 2021

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