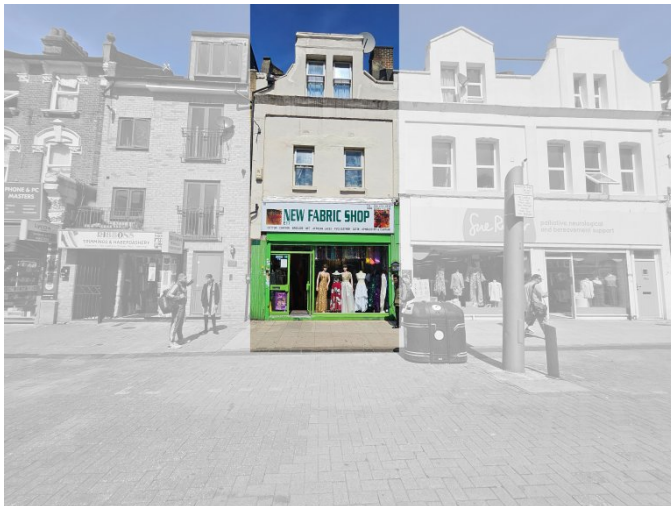


FOR SALE FREEHOLD - PROMINENT MIXED-USE INVESTMENT

91/91A HIGH STREET, WALTHAMSTOW, LONDON, E17 7DB

1,900 SQ.FT (176.52 M²)



Key Features

- High Street Location
- Fully let and income producing
- Asset (income) maximisation angle

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

The property occupies a prominent position on Walthamstow High Street, 0.5 miles from Walthamstow Overground and Walthamstow Underground (victoria line) and 0.1 miles from St James Street (London Overground). As per Waltham Forest Council's website, The High Street is home to Walthamstow market, which started in 1885 and is now Europe's longest outdoor street market, spanning a kilometre of the High Street.

Accommodation

Commercial premises at ground floor level with self-contained residential upper parts (with front door access from High Street) arranged as a split level 3 bedroom maisonette to the first and second floor. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a NIA basis for the shop premises and for the residential accommodation, following IPMS 3b:

Commercial (91)	1,046 sq.ft (97.18 m ²)
Residential (91a)	854 sq.ft (79.34 m ²)
Total	1,900 sq.ft (176.52 m ²)

Lease Terms

The commercial premises is let for a term of 10 years from 20.10.2021 at a rental of £25,000.00 p.ax with a rent review in 20.10.2026.

The residential unit is subject to an AST at a rental of £19,800.00 p.a.

The total combined rent is therefore £44,800.00 p.a.

Further details on the basis upon which the Tenants occupy are available on request.

Price

Offers in the region of £850,000 subject to contract for the freehold interest with the benefit of the current tenancies in place.

Rates

Shop RV	£21,500
Flat Council Tax Band	B
	Interested parties are advised to verify liabilities with the London Borough of Waltham Forest.

VAT

VAT is not applicable in respect of this transaction.

Service Charge

Service charge is not applicable in respect of this transaction.



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Energy Performance Asset Rating



Legal Costs

Each party to bear their own legal fees.