



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£25,000 (FROM) PER  
ANNUM

- Rare opportunity
- Restaurant/takeaway premises with residential accommodation above
- Suitable for a variety of businesses
- Includes forecourt & rear garden
- Planning granted to create a front entrance for the flat & reconfigure the premises
- Freehold (with approvals for redevelopment) may be available for sale

208 HIGHAM HILL ROAD, WALTHAMSTOW, LONDON,  
E17 5RQ



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

Situated on Higham Hill Road, which is a mixed commercial/residential road in Walthamstow, East London. The closest train station is Blackhorse Road (Victoria and Suffragette Lines) and the area is served by local buses. Higham Hill Road leads into Billet Road, which in turn provides access to the A406 (North Circular Road).

#### Description

Comprising a ground floor restaurant/takeaway with 2-bed room flat above which is accessed from the rear. The property was occupied by a pizzeria for many years but would be suitable for a variety of businesses.

The accommodation is more particularly described as follows:

Ground floor: Service area: 452 sq ft (42 sq m); Ancillary: 140 sq ft (13 sq m); Lean-to: 173 sq ft (16.1 sq m); WC.

First floor: 2 bedrooms; Living room; Kitchenette and Bathroom/WC.

Forecourt.

Rear garden.

All measurements quoted are approximate only.

#### Planning

Planning has been granted (Appeal Ref: APP/U5930/W/23/3316518) for a change of use of the first floor from Sui Generis to C3, to create a separate one bed studio apartment, as well as reconfiguration of the ground floor front and rear elevations to create new access. Subdivision of the rear garden has also been permitted to create separate private amenity to the newly created flat.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, with rental offers sought in excess of £25,000 per annum. The new tenant will be obliged to self-contain pursuant to existing or any newer planning permission as they prefer either at the start or before the end of the lease but rent payable/reviewed on basis it is self-contained.

Our client may also consider selling the freehold of the premises (with an obligation on the purchaser to redevelop). Planning consent has also been obtained to extend and redevelop the premises to provide two flats and further details are available upon request.

#### Business Rates

Waltham Forest have informed us of the following in respect of the ground floor:

2023 Rateable Value: £8,100

2025/26 UBR: £0.499

2025/26 Rates Payable: £4,041.90

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain current rate liability.

#### Legal Costs

To be met by the incoming tenant.

#### Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.







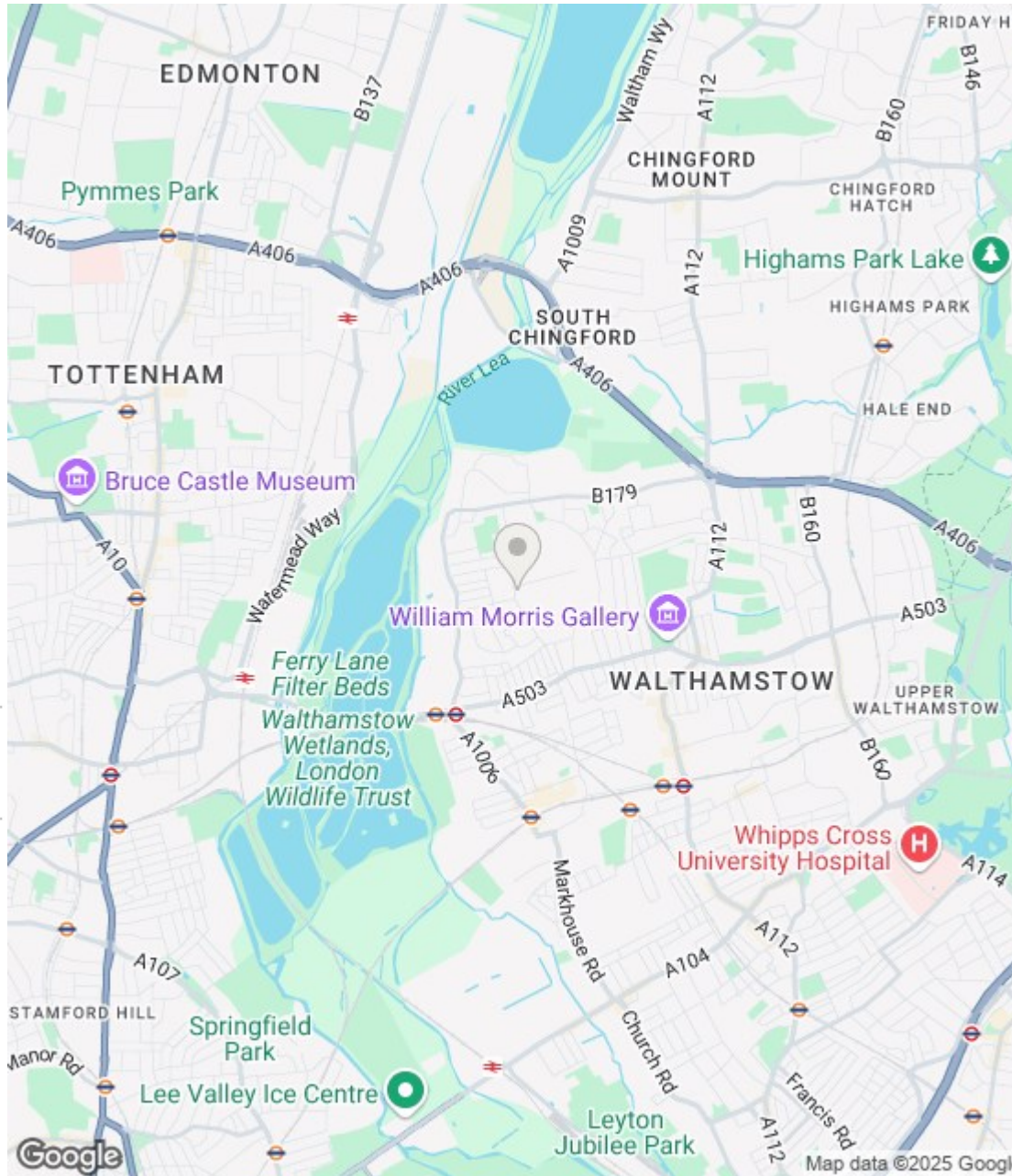
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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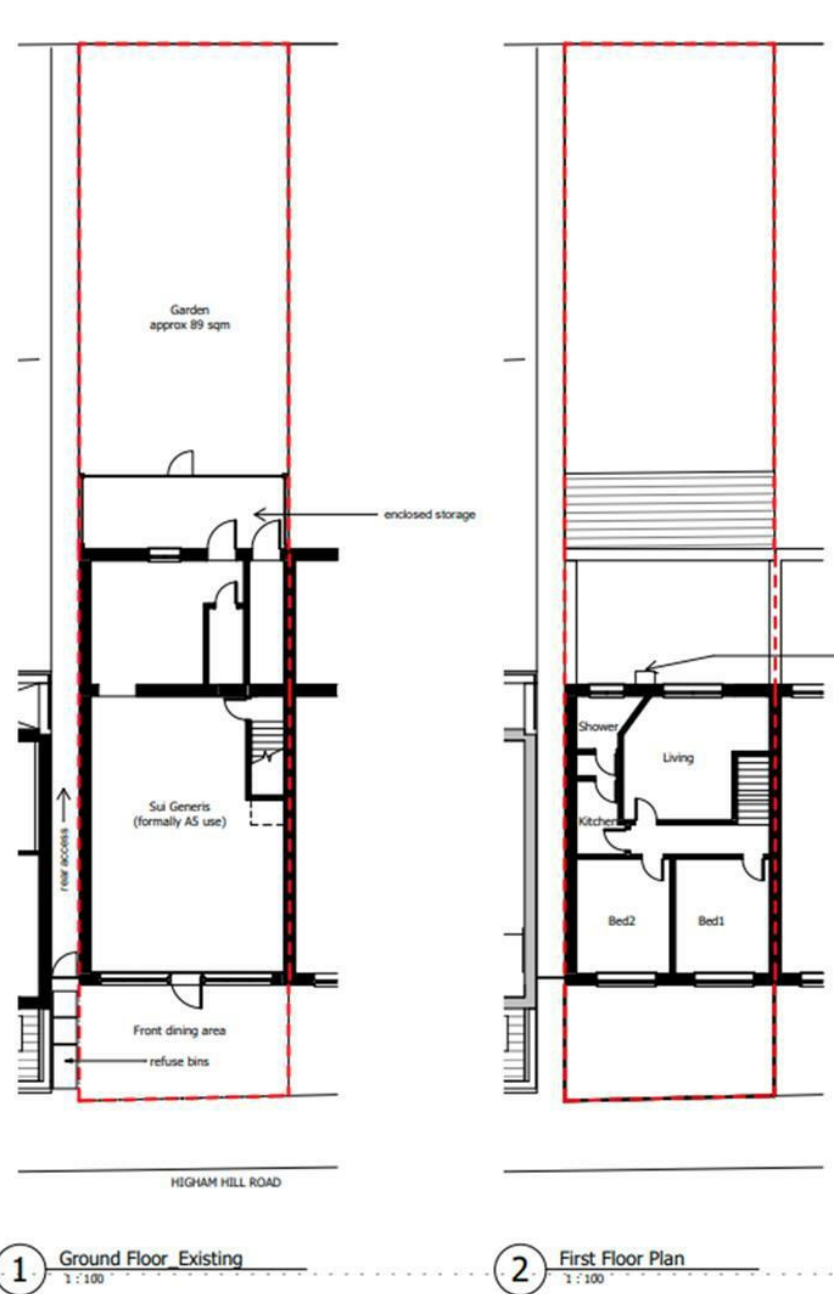
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