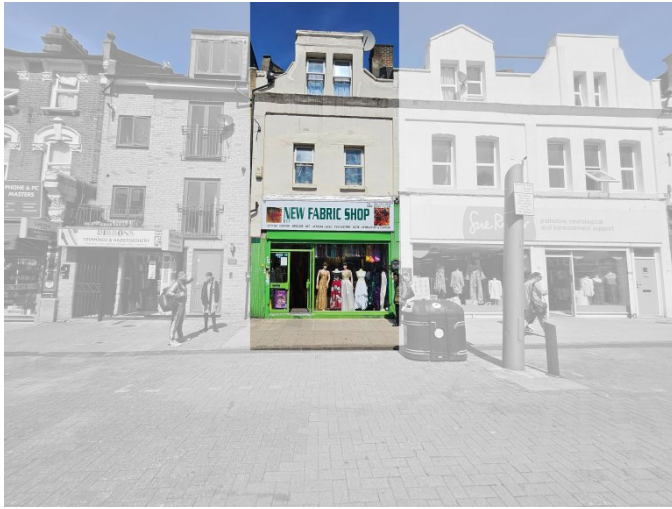


# FOR SALE - PROMINENT AND REVERSIONARY MIXED-USE INVESTMENT

91/91A HIGH STREET, WALTHAMSTOW, E17 7DB  
1,900 SQ.FT ( 176.52 M<sup>2</sup> )



## Key Features

- Commercial Rent Review 2026
- Prime location
- Capital value of £394 psf against the asking

## Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria

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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 well-kept 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	1,046 sq.ft ( 97.18 m <sup>2</sup> )
Residential	854 sq.ft ( 79.34 m <sup>2</sup> )
<b>Total</b>	<b>1,900 sq.ft ( 176.52 m<sup>2</sup> )</b>

## 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.a. with a rent review in 20.10.2026. We are of the view that there may be a modest uplift due.

The residential unit is subject to an AST at a rental of £21,000 p.a. i.e. £1,750 PCM.

The total combined rent is therefore £46,000.00 p.a.

## Price

Offers in the region of £750,000 Subject to Contract of the freehold interest with the benefit of the Tenancies in place.

## Rates

Commercial	The Rateable Value (RV) of the commercial premises is £21,500
Residential	Council Tax Band B

## VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

## Energy Performance Asset Rating



This is how energy efficient this building is

## Legal Costs

Each party to bear their own legal fees.

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.