



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

LEASE TO ASSIGN ON PROMINENT A1 RETAIL UNIT AT:

**106C HIGH STREET, WALTHAMSTOW, LONDON,
E17 7JY**



SITUATION:

The premises are located on a busy parade being just 5min walk from Walthamstow Central Bus and Tube Station (Victoria Line), located within a busy retailing pitch being near to Palmerston Road. Traders nearby to include Wilkinson, Sainsbury's, World of Vanity, Lennon ladies ware, The Shack men's ware and Linens direct.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

ACCOMMODATION:

The premises consist of a ground floor lock-up shop with a small rear changing and storage room with first floor office/storage having the following approximate dimensions:

Ground Floor:

| | | |
|------------------------------|------------|----------|
| Gross Frontage: | 16ft 6ins | (5m) |
| Retail Area (Ground Floor): | 887.8sq ft | (82sq m) |
| Rear Storage/Changing Rooms: | 79.9sq ft | (7sq m) |
| Male/Female Toilets | | |

1st Floor:

| | | |
|------------------------|------------|----------|
| Offices/Storage Rooms: | 372.6sq ft | (35sq m) |
| Kitchen: | 116.1sq ft | (11sq m) |

Note: The upper office/storage area is currently divided by dismantlable partitioning into 4 rooms.

Amenities:

- CCTV
- Fire Alarm
- Suspended Ceilings
- Part Central Heating
- Security Alarmed
- Electronic Anti-theft System
- Rear Vehicular Access
- Car Parking Spaces

Note: Stock is available upon request

RENT:

£27,500 per annum exclusive, subject to lease

PREMIUM:

£18,000 subject to contract

LEASE:

The premises are held on a full repairing and insuring lease, for a term of 15 years from the 17th October 2006 subject to 5 yearly rent reviews.

LEGAL COSTS:

The assignee to be responsible for both parties reasonable legal costs.

VIEWING:

Strictly by appointment through owners agents Johal Regan 020 8532 2222

