



FREEHOLD FOR SALE

Refurbishment and development opportunity

End-of-terrace building over three levels with rear yard and side access, offered freehold with vacant possession and ready for a full refurbishment or redevelopment scheme.

ASKING PRICE

Offers in the region of
£540,000

**FREEHOLD
VACANT
POSSESSION**

1,362

SQ FT APPROX

126.6 sq m, three floors

Corner

PROMINENT POSITION

Lea Bridge Road / Catlin Road

Rear yard

PLUS SIDE ACCESS

Additional external space

A104

ARTERIAL ROUTE

Waltham Forest, near Whipps Cross

Sold freehold with vacant possession on completion, in its existing condition.
Comprehensive refurbishment required — developers and investors particularly invited.

815 LEA BRIDGE ROAD

Walthamstow, London E17 9DS

VIEWING

Strictly by appointment through the sole agent

LOCATION

The property occupies a prominent corner position on Lea Bridge Road (A104) at its junction with Catlin Road, Walthamstow, within the London Borough of Waltham Forest. Lea Bridge Road is an established route through the borough, running between Lea Bridge and the Whipps Cross junction to the east. The immediate parade mixes local retail and commercial uses with residential above.

DESCRIPTION

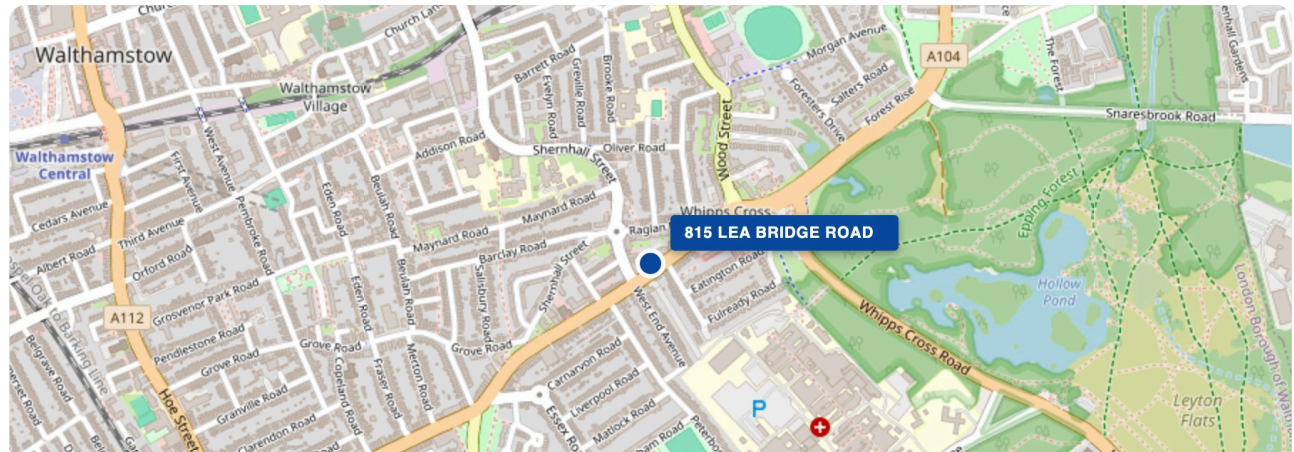
An end-of-terrace property arranged over ground, first and loft levels, with side access and a rear yard. The ground floor provides former commercial accommodation with ancillary areas. The residential accommodation is arranged over ground, first and second floors (loft room). The building is in poor condition and requires a comprehensive programme of refurbishment.

THE OPPORTUNITY

Scope to refurbish and re-let, or to pursue a wider redevelopment of a corner site with existing upper floors and external space. All proposals are subject to the purchaser obtaining any necessary planning, building regulation and other statutory consents.

CONDITION

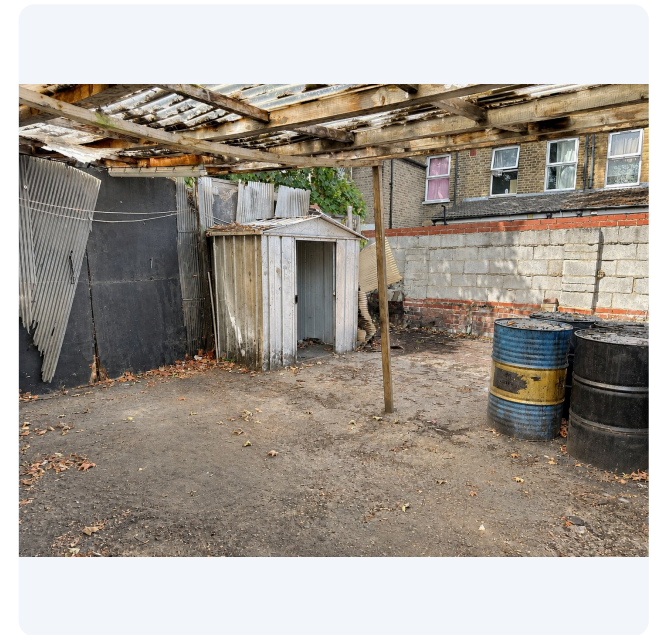
Comprehensive refurbishment required. Purchasers should inspect and satisfy themselves as to condition before making an offer.



WOOD STREET AND WALTHAMSTOW CENTRAL TO THE WEST · WHIPPS CROSS AND EPPING FOREST TO THE EAST



SIDE ELEVATION / LEA BRIDGE ROAD



REAR YARD

ACCOMMODATION

Approximate areas. Purchasers should verify all measurements.



Total floor area approx. 126.6 sq m (1,362 sq ft)

SCHEDULE OF ROOMS

COMMERCIAL — GROUND FLOOR

Shop	32.4 sq m / 349 sq ft
Rear office	23.1 sq m / 249 sq ft
Utility	3.1 sq m / 33 sq ft
Shower room, WC	—

FLAT — GROUND, 1ST & 2ND FLOORS

Kitchen	6.2 sq m / 67 sq ft
Bathroom	2.8 sq m / 30 sq ft
Lounge	14.5 sq m / 156 sq ft
Bedroom 1	9.2 sq m / 99 sq ft
Loft room	25.1 sq m / 270 sq ft

ASKING PRICE

Offers in the region of £540,000

Freehold, with vacant possession. Sale subject to contract.

CONDITION & PURCHASER PROFILE

Offered in its existing condition and requiring comprehensive refurbishment. Developers and investors particularly invited. Cash buyers preferred; funded buyers considered where able to proceed promptly.

PLANNING / USE

Interested parties should rely on their own enquiries as to the existing lawful use and any refurbishment, conversion or redevelopment potential.

BUSINESS RATES

Purchaser to verify with the VOA / local authority.

EPC / VAT

EPC: TBC. VAT position: TBC.

HOLDING DEPOSIT & AML / KYC

Following agreement of terms, a £5,000 Holding Deposit will be requested to secure the property and enable it to be withdrawn from active marketing. An AML / KYC Administration Fee of £350 + VAT is also payable in connection with the required identity and compliance checks. Full terms relating to the holding deposit will be provided upon acceptance of an offer.

VIEWING & FURTHER INFORMATION

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These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All areas, dimensions and descriptions are approximate. No warranty is given as to condition, services, planning, use or statutory compliance. Prospective purchasers must satisfy themselves by inspection and independent enquiries.

TOTAL FLOOR AREA, APPROX

126.6 sq m / 1,362 sq ft



GROUND FLOOR SHOP



REAR OFFICE