



## 93 Shernhall Street, London, E17 9HS

Opportunity to occupy a unique commercial premises located in Walthamstow, benefiting from a commercial kitchen and open plan ground floor.

- Exterior space adjoining the west and south elevations
- Commercial kitchen fitted with extraction system
- 2,700sqft located on a single ground floor footprint
- Flexible open plan property

Interested?

Request more information.

020 8221 9610

[dobbinandsullivan.com](http://dobbinandsullivan.com)

## Summary

Available Size	2,700 sq ft
Rent	£55,000 per annum
Rates Payable	£11,477 per annum
Rateable Value	£23,000
EPC Rating	D (86)

## Description

The property currently offers a spacious open-plan area with a combination of rustic and industrial design elements. The internal finishes include solid concrete floors suitable for a variety of uses, high ceilings and exposed steel beams, adding a distinctive feel to the space. The property's footprint can accommodate a variety of uses within Class E, in particular it has a natural affinity to hospitality users who would highly benefit from the property's commercial extraction system.

## Location

The property's locale benefits from a unique blend of residential and commercial property. The large number of residential properties on Shernhall Street provides a strong local catchment, however it also provides access to a commercial estate which accommodates 2 breweries, an art gallery and light industrial uses. This generates passing trade in the area which will help to encourage footfall and new customers. The property is less than half a mile from Wood Street station, providing services on the Weaver Line, part of TFL's overground service.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial Space	2,700	250.84

## Lease

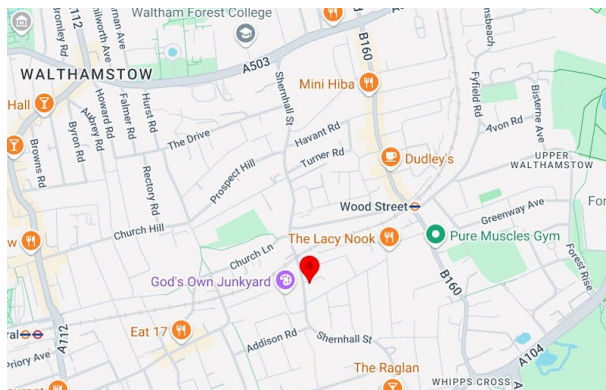
A new full repairing and insuring lease for a negotiable term.

## Viewings

All viewings at the property will be solely with a member of staff from Dobbin and Sullivan.

## Legal Costs

Each party to bear their own legal costs in this transaction with the ingoing tenant to provide an undertaking for abortive costs should they withdraw from the transaction.



## Viewing & Further Information

**Nick Robinson MRICS**

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## Burrows House, 415 High Street, London, E15 4QZ

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