

6 WEEK COMPLETION



SITUATION

Located close to the busy junction with Forest Road (A503) in this established local parade, near to Waltham Forest Town Hall and College and just ½ mile from Walthamstow Central Station (Overground, Victoria Line and Bus Terminus). Walthamstow is located some 6 miles north-east of central London with good road access via the North Circular Road.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (previously used as a Betting Shop and in shell condition)** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes an **enclosed Yard** which leads to a **Rear Garage/Store** that can also be accessed from a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'8"
Internal Width 14'5"
narrowing at rear to 9'6"
Shop & Built Depth 48'9"

First Floor Ancillary (See Note 1)

3 Rooms & Hall GIA Approx. 480 sq ft

Plus Rear Garage/Store

(Not Inspected) 16'0 x 12'9"

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The first floor used to be a flat many years ago with separate front access and therefore there is potential to re-instate this use, subject to obtaining the necessary consents.

Note 2: The rear garage/store may lend itself to Residential, subject to obtaining the necessary consents.



Vacant Shop, Upper Part & Garage with Development Potential

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts