



## Orford Road, Walthamstow, London, E17

**FOR SALE**

Offers In Excess Of £300,000

Leasehold

- Shop with basement space
- Commercial Usage: A1
- Leasehold
- 91 Year Lease
- Great local business opportunity
- Electric Only
- Located In The Heart Of The Village
- Walthamstow Central Station: 0.4 mile
- 351 Sq Ft (33 Sq M)

The Village Bakery on Orford Road have been trading for nearly 20 years and the business owner has seen the location's numerous changes over this time. This really is a wonderful opportunity to be part of the next evolution of Orford Road, in Waltham Forest's original settlement area and administration hub.

The opportunity is a leasehold shop with basement, plus a forecourt seating area to the front of the building.

The facade was designed by local artist Paul Lindt and features the old Hovis sign that is a well know entrance view to visitors of this popular place.

Business records and accounts are available to view upon request. Please contact Neil Collins for further information.

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## DIMENSIONS

Shop Space & Kitchen Area  
15'9 x 13'9  
Step down leading into:

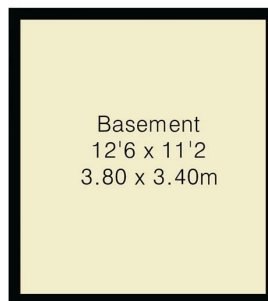
Basement  
12'6 x 11'2

Additional Information:  
Tenure: Leasehold  
Lease Remaining: 91 Year Lease  
Local Authority: London Borough Of Waltham Forest

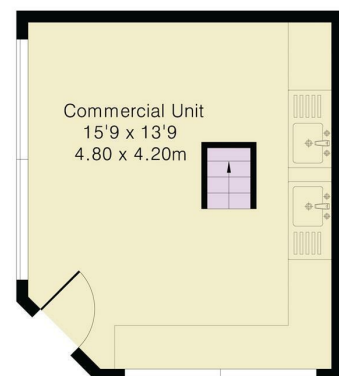
Disclaimer:  
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 351 sq ft – 33 sq m  
Basement Area 139 sq ft – 13 sq m  
Ground Floor Area 212 sq ft – 20 sq m



Basement

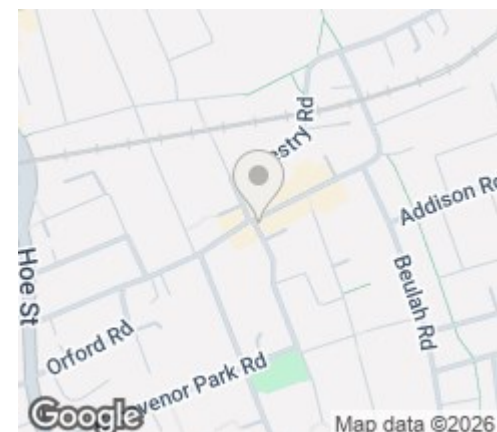


Ground Floor

## EPC RATING

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## MAP



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