

GUIDE PRICE  
**£335,000**

BIDDING DEPOSIT  
**£6,000**

DIGITAL AUCTION DATE  
**22nd July 2020**

BY ORDER OF  
**LPA Receivers**



## **396 Forest Road, Walthamstow, London, E17 5JF**

Freehold mixed use investment producing £10,000 per annum with  
asset management opportunities

**Bid1.**



## Property Summary

- Freehold mixed use investment
- Retail unit trading as a beauty salon let until 2027
- Two bedroom self-contained flat
- Current rent £10,000 per annum

## Location

Walthamstow is located approximately 4 miles north of Stratford and 4 miles south of Chingford, just to the south of the North Circular Road (A406) and to the west of Epping Forest.

The property is situated within a neighbourhood parade on the south side of Forest Road, close to the junction with Pearl Road and close to Lloyd Park and the William Morris Gallery. Walthamstow Central overground and underground (Central Line) are both close by.

## Description

The property comprises a two storey mid terrace building arranged as a ground floor retail unit trading a beauty salon together with separate front access to a self-contained first floor two bedroom flat. We have not been able to inspect the flat, but understand it is also possible to access it from the shop.

## VAT

Refer to legal pack

## EPC

Please refer to legal pack

## Tenure

Freehold



Address	Floor	Accommodation	Tenancy	Rent per annum
396 Forest Road	Ground First	Retail/ancillary 66.05 sq m (711 sq ft) Two bedroom flat	Let to an individual for 10 years from 01/12/2017	£10,000
TOTAL				£10,000

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## Contact BidX1

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