



**30 St. Andrews Road**  
Walthamstow, London, E17 6NZ

## **Self contained Kiosk**

**219 sq ft**  
(20.35 sq m)

- New windows and security shutters
- Power and water supply
- High ceilings
- Good natural lighting
- Shell and core condition
- WC facilities

# 30 St. Andrews Road, Walthamstow, London, E17 6NZ

## Summary

Available Size	219 sq ft
Rent	£12,000 per annum
Business Rates	TBA
Service Charge	TBC
Car Parking	N/A
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

## Description

The available accommodation comprises a ground-floor self-contained kiosk within a mixed-use building. The unit will feature new windows, security shutters, good ceiling height, ample natural light, and WC facilities, creating a bright and welcoming space. With power and water supply in place, the premises are well-suited for a variety of E-Class businesses like beauty salons, offices and coffee shops looking to establish themselves in the heart of Waltham Forest.

## Location

Situated on St. Andrew's Road close to the junction with Blackhorse Lane and Sutherland Road. Blackhorse Road Underground Station, Victoria Line is only a 10 minute walk away. The premises is also serviced by many local bus routes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - GF	219	20.35	Available
Total	219	20.35	

## Viewings

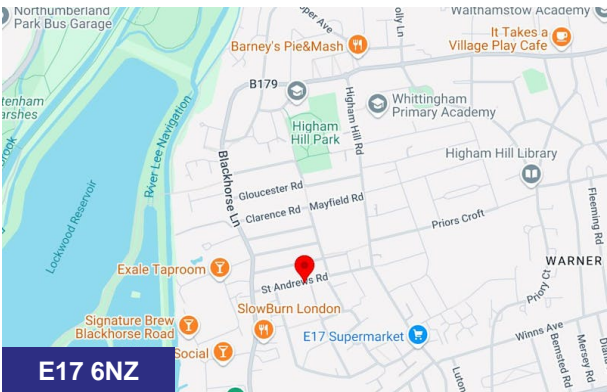
By appointment only

## Terms

A new FRI Lease to be contracted

## Service Charge

To be confirmed



## Viewing & Further Information

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