

020 8559 1122

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Unique Opportunity to Occupy Prime Accommodation in Walthamstow To Let

Former Hurst Road Health Centre, Hurst Road,
Walthamstow E17





Description

Comprising a detached, modern-style building, believed to have been purpose-built as an NHS medical centre, planned on ground, first, and partial second floors. The main entrance, accessed via private black gates off Hurst Road, leads to a spacious parking area, which can also serve as a children's play area if needed.

Although slightly off the main road and situated behind houses, there is an opportunity for signage at the entrance junction from the main road. The building is available for lease either on a floor-by-floor basis or in its entirety. The landlord is open to discussions on flexible accommodation arrangements to suit an incoming tenant, including potentially splitting the site. It is noted some space might need modernization.

The versatile nature of the building makes it ideal for various uses, including medical, healthcare, therapies, offices, gyms, dance studios, fitness centres, day nurseries, colleges/universities/SEN, and religious/community purposes. Prospective tenants are advised to seek their own planning advice; however, offers subject to planning permission for a change of use to F1 will be considered.

Planning

We are advised the property has planning permission for use class E and been advised it was previously used by a user within this class.

NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E and is therefore deemed ideal for a number of uses including, day nurseries, medical, health care, therapies, offices, gyms, dance studios, fitness, retail etc. or alternatively education, SEN, training, religious/community, tuition etc. may be available subject to planning if required. Applicants are recommended to seek their own advice in relation to planning.

Location

The property is situated in Walthamstow, East London, within the London Borough of Waltham Forest. It is located just off Hurst Road, a predominantly quiet residential street, but is close to the busy junction with Forest Road (A503), where there is also pedestrian access. Walthamstow retail park/town centre are very popular and busy areas, surrounded by numerous bars, pubs, shops, and live music venues, including Costa Coffee, Starbucks, Pret, The Gym Group, Nando's, Five Guys, Boots, Greggs, and Mr. Pretzel, among other amenities. Both Walthamstow Central Station (Victoria Line & Overground) and Walthamstow Queen's Road Overground Station are within easy reach of the property, with bus services readily available nearby.

Areas

The total gross internal floor area is approximately 16,800 sq. ft

Lease

Available on a new full repairing and insuring lease for a term to be agreed. Rental offers invited in the region of £25 psf per annum exclusive for the entire building. Should you wish to rent only part of the space, the rent will be £30 psf per annum exclusive, subject to exact demise and terms being agreed.

Business Rates

London Borough of Waltham Forest - Rateable value TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band C

Reference Charge

Claridges charges a fee of £300 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

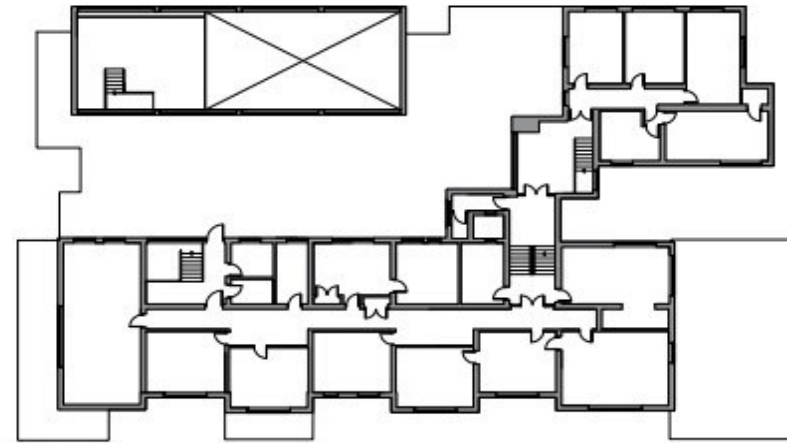




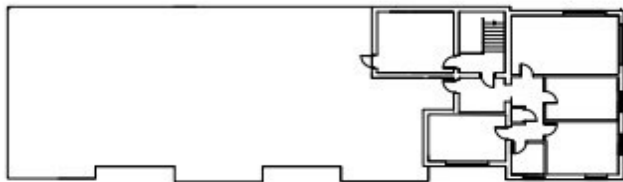
FLOOR PLANS



Ground Floor



First Floor



Second Floor

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Subject to contract

Viewing

By appointment only via Joint Sole Agents:



Adrian Cole / Adam Cole
020 8559 1122
contact@claridges-commercial.co.uk



Ben Wallis / Ben Goldstone
020 8099 3119
sales@bernardgordon.co.uk

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