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CLASS E UNIT
TO LET IN
WALTHAMSTOW

UNIT 2, 34-44 HIGH STREET, WALTHAMSTOW, LONDON, E17 7LD



Location:

The subject property occupies a wide 8-meter frontage on the busy pedestrianised section of Walthamstow High Street. Walthamstow Central (Victoria Line and Weaver Line) and St James Street Station (Weaver line) are both located a short walk away from the subject property.

Nearby occupiers include Lidl, Savers Health & Beauty, Age UK, Post Office and Paddy Power. In addition to various well established independent tenants.

Accommodation:

The unit is arranged over the Ground Floor and First Floor only and has the following approximate net internal areas:

Ground Floor:	**2,616 sq. ft. (243.03 m²)**
First Floor:	**1,314 sq. ft. (122.07 m²)**

The unit benefits from a substantial rear loading yard or parking.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£60,000 per annum exclusive.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

The current rateable value is £58,500 with effect from 1st April 2026 (VOA Link).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

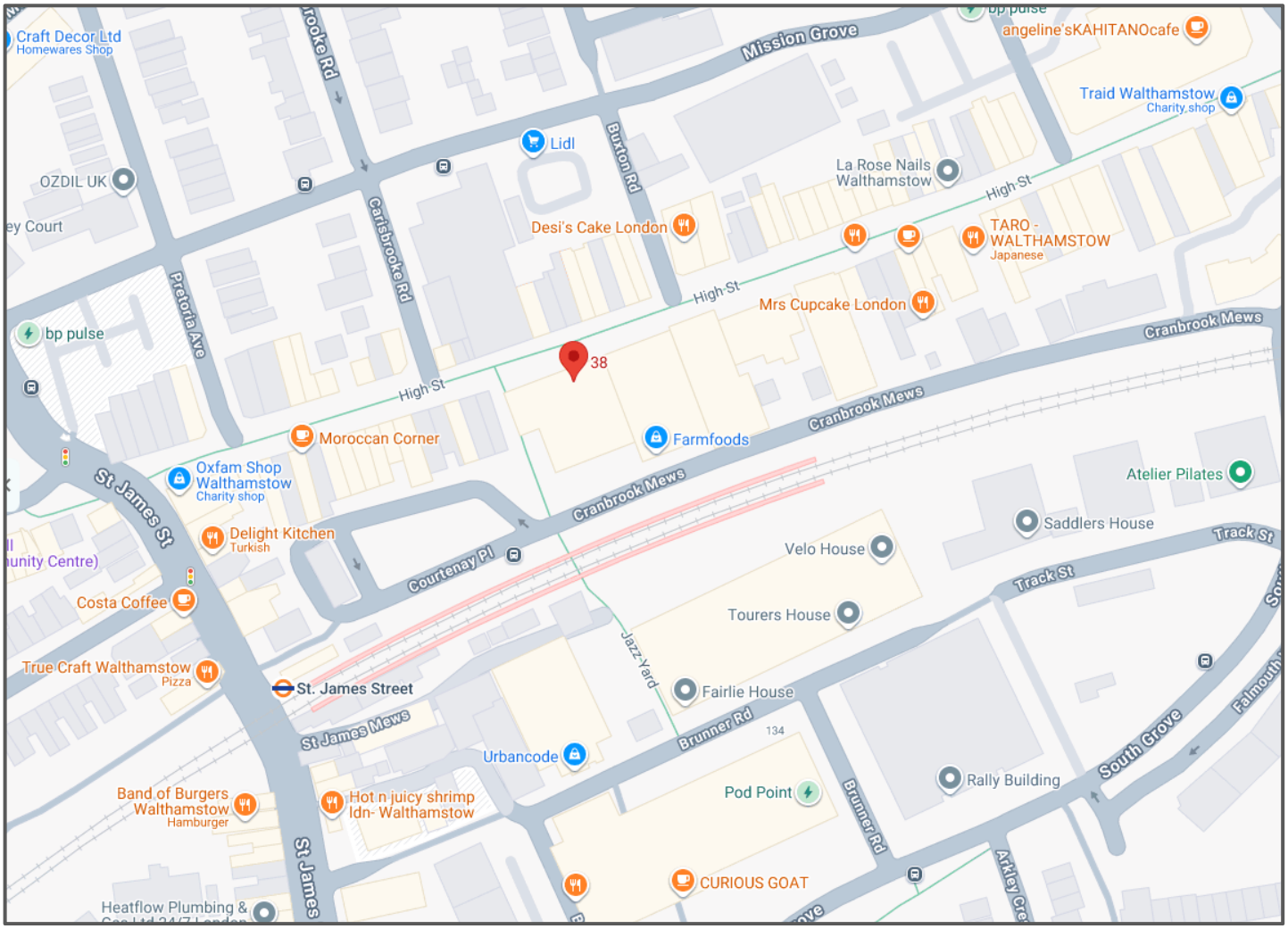
Please contact:

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Property Particulars…

Location Map:



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars Jenkins Law Ltd, any joint agents involved, and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and forguidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.