

Est. 1955

# Tarn &Tarn

637 FOREST ROAD  
WALTHAMSTOW  
E17 4NE

CORNER  
RESTAURANT UNIT  
IN THE HEART OF  
WALTHAMSTOW



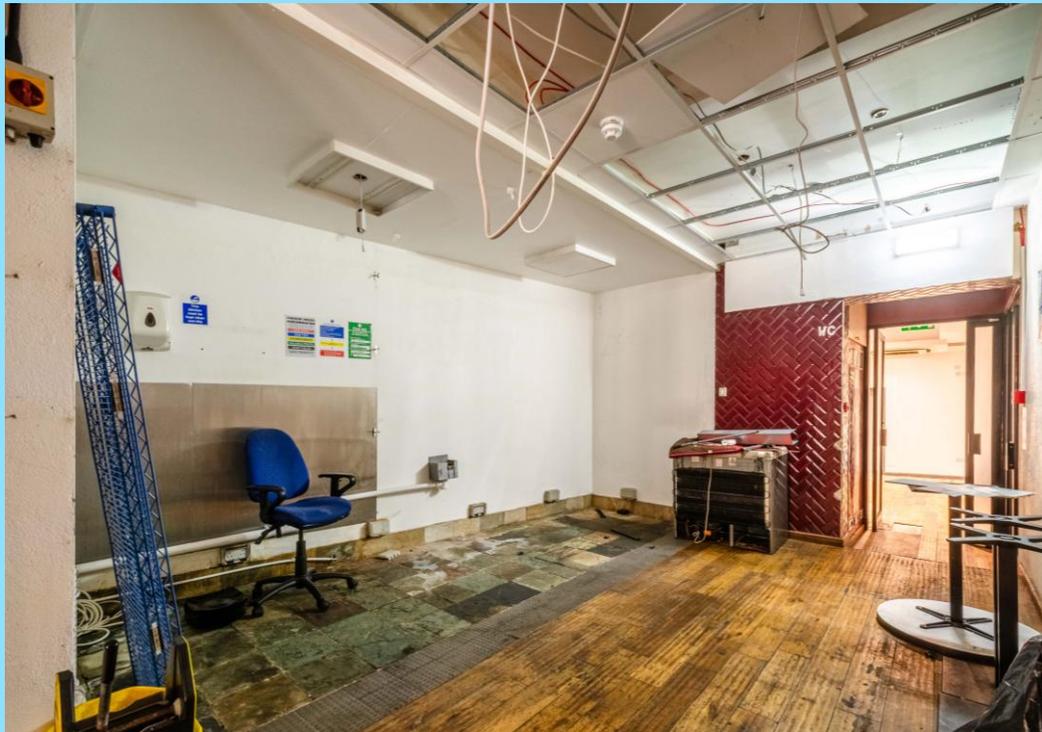
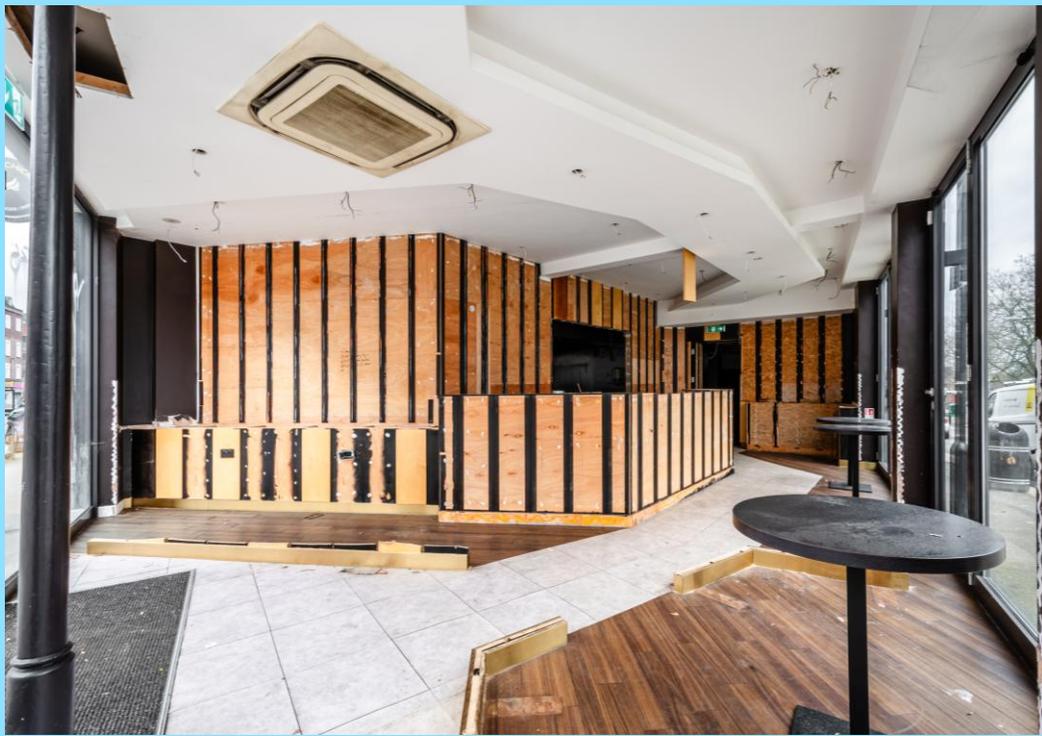
# DESCRIPTION

This striking ground-floor restaurant premises occupies a prominent corner position with impressive full-height glazed frontage, delivering exceptional visibility and abundant natural light. Designed specifically for restaurant use, the open-plan dining area offers a welcoming and flexible layout, ideal for a variety of dining concepts. Extensive wraparound display windows create a bright, contemporary atmosphere while maximizing street presence. A superb opportunity to establish or expand a restaurant business in a highly visible, well-connected location.

# SUMMARY

- Full Height Glass Frontage
- Prime Corner Location
- High Visibility
- Extraction system
- Good Natural Light





# LOCATION

## THE AREA

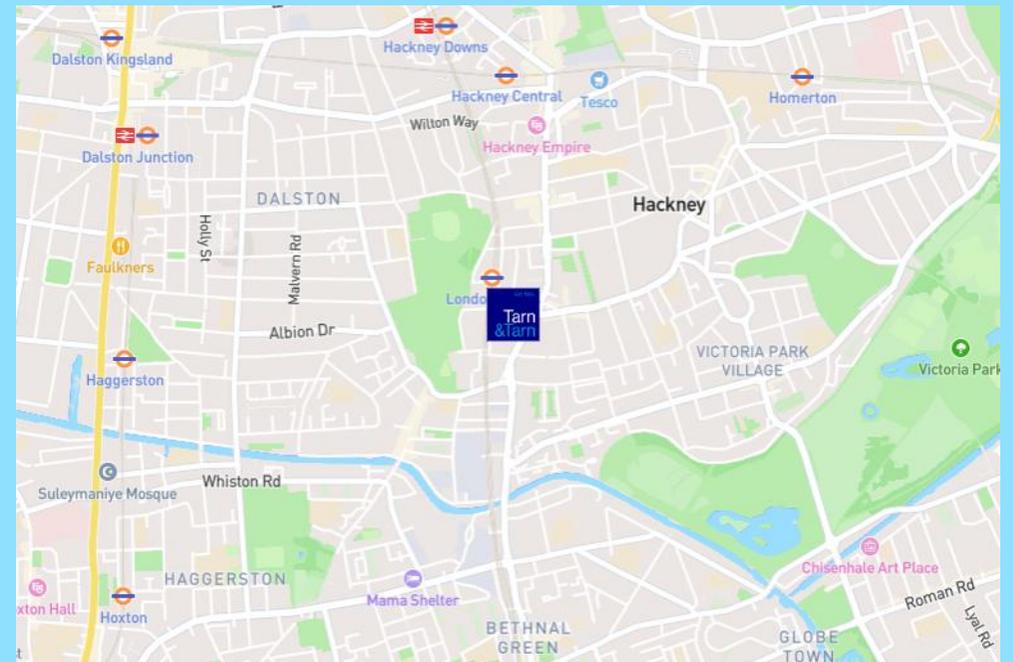
637 Forest Road occupies a prominent position within a lively and well-established part of Walthamstow, surrounded by independent retailers, cafés, convenience stores and local amenities that generate consistent daily footfall. The strong residential catchment and proximity to Walthamstow Market and the town centre create a vibrant trading environment.

The property benefits from excellent transport connectivity, with numerous bus routes operating along Forest Road and Walthamstow Central station nearby, providing Victoria line Underground and London Overground services. Blackhorse Road station is also within easy reach, while the A406 North Circular offers convenient road access across London and beyond.



## TRANSPORT

-  London Fields (2-minute walk) - **Overground Line**
-  Cambridge Heath (12-minute walk) – **Overground Line**
-  Hackney Central (15-minute walk) – **Overground Line**



## ACCOMMODATION

UNIT	SQ FT	RENT (£ PA)	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Ground Floor	1,920	£30,000	£20,750	£50,750	AVAILABLE
<b>TOTAL</b>	<b>1,920</b>				

## TERMS

An assignment of an existing FRI Lease to be contracted inside of the security and provisions of the Landlord and Tenant Act 1954.

The lease is valid till December 2039

## ASKING PREMIUM

Offers in the region of £50,000

## BUILDING INSURANCE

TBA

## VAT

Applicable

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## LOCAL AUTHORITY

London Borough of Waltham Forest



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**