

7-13 Westbury Road Walthamstow E17 6RH

Freehold Commercial
Investment Producing
£198,000 p.a.



- Government Building
- Let to The Secretary of State for Communities and Local Government until 2020
- Town Centre Location

Location & Description

A two storey detached property used as a job centre located in the heart of Walthamstow town centre, which is about seven miles north east of central London, near to the junction with the High Street, amongst a number of established retailers including Barclays, Argos, Santander, BHS, Specsavers, Lloyds TSB and NatWest. The Mall enclosed shopping centre and street market are nearby with Walthamstow Station (Victoria line and mainline) within a few minutes walk.

Accommodation

Ground Floor: 9,360 sq ft (870 sq m)
First Floor: 8,114 sq ft (753 sq m)
Total approximate NIA: 17,474 sq ft (1,623 sq m)

Male & female WCs on both floors, air conditioning, passenger lift and 12 car parking spaces.

Entire property let on repairing and insuring lease to The Secretary of State for Communities and Local Government for a term of 25 years from 13.11.1995 at a rent of £198,000 p.a. Rent Review 2018.

Note 1: Tenant's break clause 31.03.2018 on giving 12 months written notice. If option is not exercised rent is reduced to a peppercorn for period 01.01.2020 to 31.03.2020.

Note 2: VAT is payable.

EQUIVALENT TO £198,000 p.a.

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