







Offers in the region of £299,950  
159 Forest Road, E17 6HE



COMMERCIAL PREMISES FOR SALE --- GREAT LOCATION --- MINUTES AWAY FROM BLACKHORSE STATION --- GROUND FLOOR & BASEMENT WITH REAR OUTDOOR SPACE --- NEW LEASE --- RESTRICTED USAGE (NO [A3](#) (restaurants and cafes)) --- OFFERS IN THE REGION OF 325,000 --- LEASEHOLD --- GREAT INVESTMENT OPPORTUNITY

OFFERS IN THE REGION OF £310,000

#### Approximate Gross Internal Area

Basement = 37.1 sq m / 400 sq ft

Ground Floor = 57.9 sq m / 624 sq ft

Total = 95.1 sq m / 1024 sq ft

#### Description

The commercial unit is arranged over the ground floor and benefits from a basement and small rear outside area. There is an exterior entrance WC. The shop front benefits from a prominent frontage. The basement offers a ample space. Overall, shop is in average condition.

#### Location

The property is in a parade of shops located on a prime pitch, benefiting from high footfall. Lots of redevelopment in the area, catering for both the private and affordable market, and ground floor commercial space.

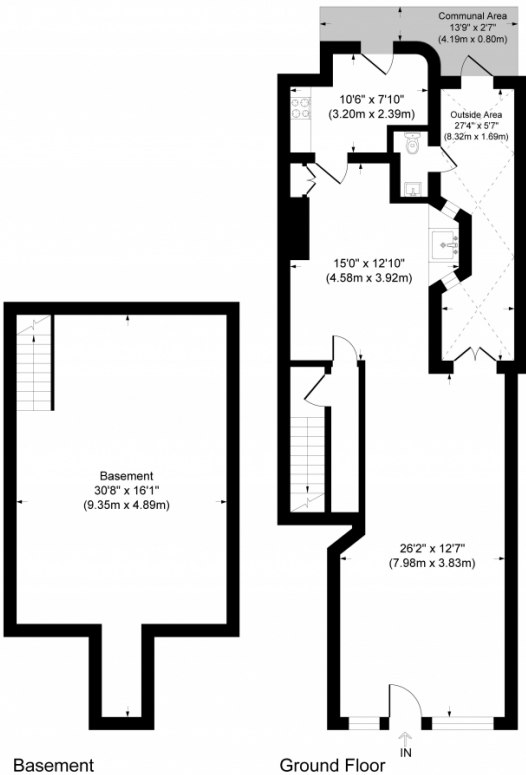
The commercial shop is close to neighbouring schemes such as Blackhorse Mills and Blackhorse View with a total of over 2,500 new homes. Nearby schemes such as Uplands Business Park also add to a large working community in the area.

Tenure: Leasehold

Business Rates: TBC



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## Forest Road

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This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken  
in the preparation of this plan, please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them.

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