

THE STOW INVESTMENT & DEVELOPMENT BROTHERS



67 Orford Road, E17 9NJ

Commercial Property For Sale
Guide Price £1,200,000

- Freehold Victorian Building
- Heart of Walthamstow Village
- Newly Refurbished
- Fantastic Natural Daylight
- Open Plan Floors
- Private Outside Space
- Use Class E
- Rare Opportunity

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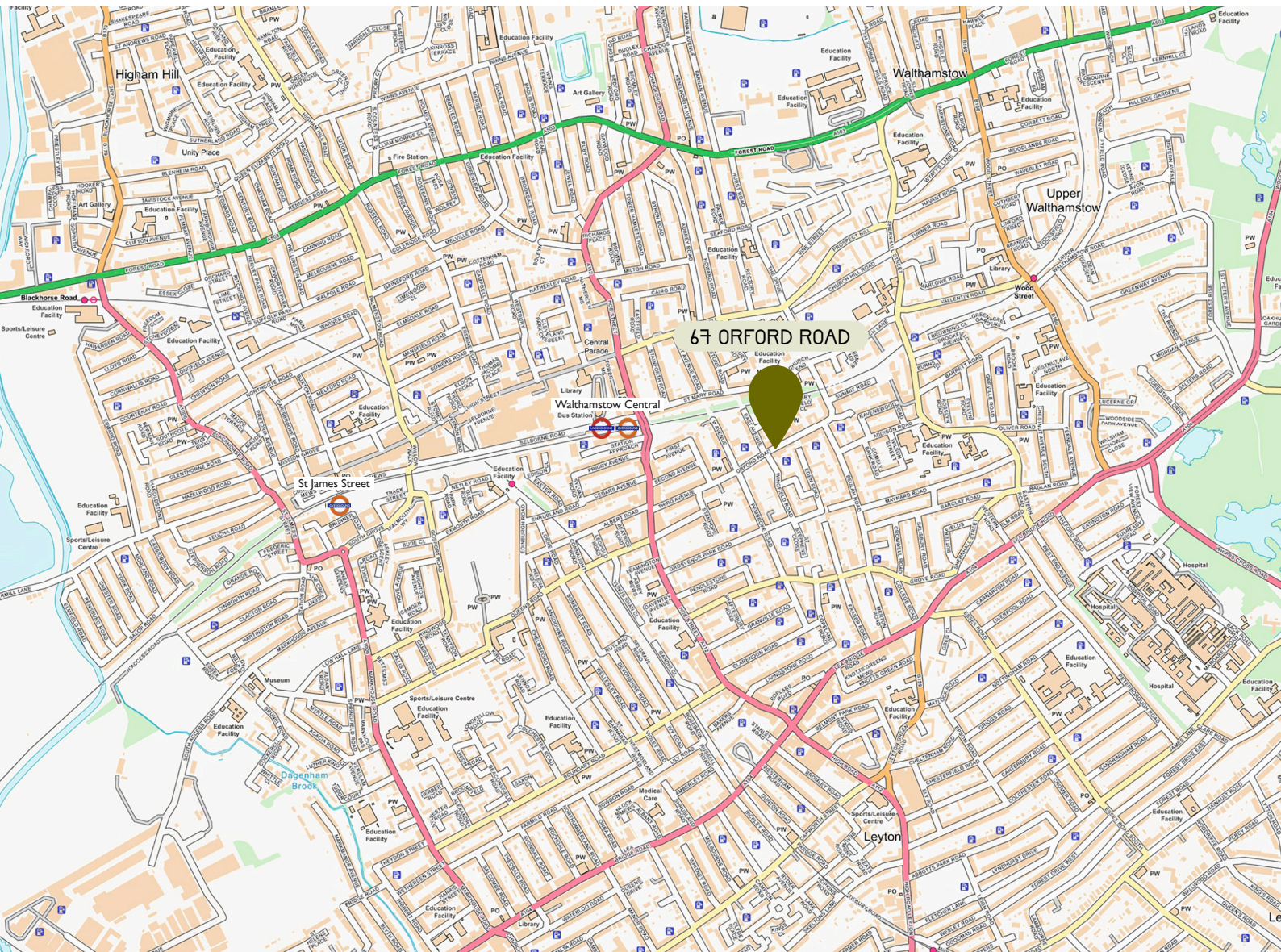


→ IN BRIEF

A rare opportunity to buy a unique and substantial property in a prime Walthamstow Village location.

The property comprises a three storey Class E commercial building with a courtyard garden, parking space and rear vehicle access.

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THE LOCATION

The property is located in Orford Road, in the heart of historic and picturesque Walthamstow Village, 0.4 miles southeast of the town centre of Walthamstow. Epping Forest lies just less than a mile to the east and Walthamstow Wetlands just over a mile to the west.

Orford Road is pedestrianised between 10am and 10pm, and is a popular shopping street and community hub, with an eclectic collection of independent local businesses. The street lies within the Orford Road Conservation Area.

Public transport links are good. The location has a PTAL rating of 5 and Walthamstow Central, the nearest train station, is less than half a mile away (an eight minute walk or two minute cycle).

Walthamstow Central station is in TFL Zone 3 and is the northern terminus of the Victoria Line and on the Liverpool Street to Chingford overground line, with journeys of 26 minutes to the City and 19 minutes to the West End.

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→ THE SITE

The site comprises a part two and part three storey property with total internal floor space of 2,184 sq ft in a prime location on Orford Road, the main shopping street in Walthamstow Village. The orientation of the property is north-south, with the shop frontage facing north. To the rear there is a courtyard garden and a parking space with vehicle and pedestrian access via Wingfield Road and Arden Mews.

The property was fully renovated in 2017-18 to provide a high quality contemporary office space with a mixture of open spaces and quiet rooms. The renovation included replacement slate roof tiles, new glazing and cladding to the front and rear, a new two storey extension, and extensive remodelling of the interior. The property has a traditional shop frontage in line with the Orford Road style and the conservation area requirements.

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→ THE PROPERTY:



This thoroughly contemporary space consists of a Victorian three storey building with a shop front on Orford Road and a modern two storey rear extension.

The original building has been remodelled to provide two rooms on the ground floor (the main shop front and a small room to the rear) and two open plan rooms (c.17ft by 27ft) with two street-facing sash windows on the first and second floors. The ground floor doorways align to provide a c.42 ft line of sight from the front to the rear of the building.

The two storey addition provides a spectacular huge loft-like space that extends to approximately 24 ft on both floors with the levels connected by a contemporary staircase. The ground floor room is partly double height and is open to the first (mezzanine) floor which has a linear fitted kitchen.

A large glazed roof section and glazed double doors to the rear on both levels provide excellent natural light. The ground floor doors open onto the rear garden and the second floor has a Juliet balcony that overlooks this space. The ground and second floors also have a WC and the first floor has a shower room.



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→ THE PROPERTY:



↑ ground floor second room



↑ top floor

The property is in immaculate condition throughout, with primarily white décor that maximises the space and light, and high quality fixtures and fittings including:

- ram-proof extra secure glass on the main shop frontage
- bespoke birch ply carpentry (including extensive bespoke storage)
- pocket doors
- downlighters
- school-style radiators



↑ ground floor rear room

- air conditioning
- large format floor tiles and wood floors
- double glazing, with a combination of traditional sash windows and VELFAC windows and doors
- Farrow & Ball paint
- brass door furniture & Hansgrohe taps
- underfloor heating to ground floor

In addition to the rear garden, there is also an external bike store, bin store, and parking for one car.

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→ THE PROPERTY:



Total Area: 202.9 m² ... 2184 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

→ THE PROPERTY:



↑ ground floor shop front



↑ top floor

→ PLANNING HISTORY

The property currently has Class E commercial use. Introduced in September 2020, this groups together commercial, business and service uses and allows change between these uses without a planning application.

Since August 2021 the extension to Permitted Development rights has also provided further flexibility by allowing uses within Class E to change to residential use. These rights apply in conservation areas, although the proposed right would require prior approval of the impact of the loss of the ground floor use to residential.

Prior to November 2017 the building was mixed use, with commercial usage on the ground floor and residential apartments on the first and second floors.

The recent planning history is outlined below.

NOVEMBER 2017

The property was granted change of use from B1(b) to B1(a) office space on the ground floor and from C3 residential to B1(a) on the first and second floors for a period of 5 years.

SEPTEMBER 2020

Changes to the use class order came into effect, so the usage of the property changed from commercial class B1(a) to commercial Class E.

JANUARY 2023

The first and second floors were granted permanent change of use from C3 (residential) to E (commercial).

→ CONDITIONS OF SALE

The property is to be sold by way of informal tender, unless sold prior. Unconditional offers are invited exclusive of VAT for the freehold interest with vacant possession.

→ TITLE & TENURE

The property is freehold (title EGL90604)

→ EPC

The apartment block has an EPC rating of D.

→ BUSINESS RATES

2023 Rateable Value - £19,250
2023/2024 UBR - 51.2p (0.512)
2023/2024 Rates Payable - £9,856

→ FURTHER INFO

Further information is available from stowbrothers.com

→ VIEWINGS

To arrange a viewing please contact Matt Cobb

☎ [0208 520 6220](tel:02085206220)
✉ id@stowbrothers.com



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DATA SOURCES

All areas, measurements and distances are approximate, and the text, photos and plans are for guidance only. Maps are sourced from Google Earth, Streetmap and Ordnance Survey and plans are provided by the vendor.