



TO LET UPON NEW LEASE TERMS

RETAIL PREMISES (A1 USE)

Gross Internal Area ft² (m²)

187 HOE STREET, WALTHAMSTOW, E17



LOCATION

The property is located on Hoe Street within a parade of shops between Church Hill and St Mary's Road. Nearby occupiers to the property include Tesco Express, McDonalds, Bairstow Eves, Pizza Express and Haart Estate Agents.

Transport links for the property include various bus routes running along Hoe Street with Walthamstow Bus Station, underground station and mainline railway stations approximately 150 meters away.

DESCRIPTION

The property is arranged as a ground floor shop unit of approximately 802ft², with additional 1st & 2nd floor office accommodation being internally accessed offering a further 722ft².

The property benefits from approximately 16' frontage onto Hoe Street, with kitchenette and WC facilities at ground and first floor levels.

LEASE

A new full repairing and insuring lease is available, terms of which are to be agreed.

RENT

£25,000 (Twenty Five Thousand Pounds) per annum exclusive.

EPC

Band E – Copy available on request.

PLANNING & RATING

The property is situated within the London Borough of Waltham Forest – Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8496 3000

The current Rateable value for these premises is £19,250.

LEGAL COSTS

To be borne by the ingoing tenants

VIEWING

Strictly by appointment with the councils appointed agents:
Spencer Craig Partnership,
Fiscal House, 76 Station Way,
Buckhurst Hill Essex IG9 6LL
Tel 020 8498 9292



These Particulars do not constitute an offer or contract. We have not tested any of the services referred to in these particulars. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.

