

Mixed-Use Freehold Investment

FOR SALE

24 Hoe Street, Walthamstow,
London, E17 4PH

Harston & Co

For more information call us
on 020 3371 0061



Executive Summary

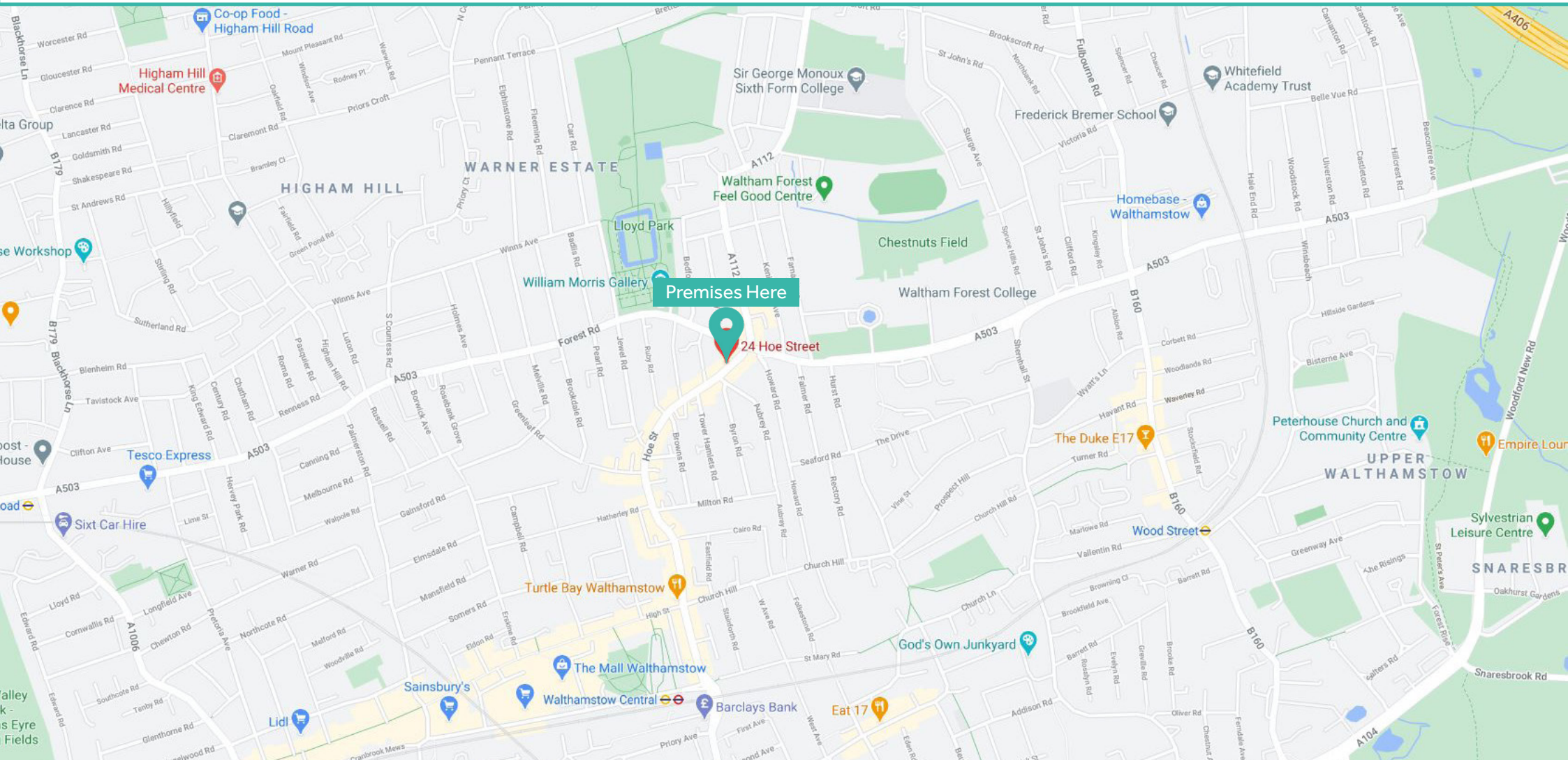
- Two-storey building with commercial use on the ground floor (Use Class E) and a self-contained 1 bedroom flat on the first floor.
- The ground floor is to be sold with vacant possession and the first floor is let on an AST agreement with a current passing rent of £875 per calendar month. The estimated potential annual income for the building is £24,000 - £26,000 per annum.
- Located close to The Bell junction approximately 0.6 miles from Walthamstow Central station which provides a regular service into central London via the London Underground (Victoria Line) and London Overground.
- Offers are invited in excess of £375,000, subject to contract. The property is to be sold with full vacant possession of the ground floor commercial unit and subject to the AST agreement for the first floor self-contained flat.



Location

The property is located on Hoe Street (A112) close to The Bell junction which forms the crossroads with Forest Road (A503) and Chingford Road (A112). Walthamstow Central station is 0.6 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. The famous Walthamstow market and The Mall shopping centre is within walking distance. The area is well served by buses. The A406 (North Circular) is approximately 1 mile away and provides access to the A10, A12 and M11.

Please note all distances given are approximate only.



Description

The property is currently arranged over two floors and benefits from a rear yard. The ground floor has most recently been used for a training centre (historically D1 use), which we understand now falls within Use Class E. The approximate gross internal area is 664 square feet (61.74 square metres). The ground floor is currently vacant, and we would expect it to be popular with a range of potential occupiers. The estimated rental value is £12,000 - £14,000 per annum, assuming the space is let on standard commercial terms.

The first floor is accessed from the front of the building and provides access to a self-contained 1 bedroom flat. The flat is currently let on an AST agreement for £875 per calendar month.

The estimated potential annual income for the building is £24,000 - £26,000 per annum.



Promap v2
LANDMARK INFORMATION

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Plotted Scale - 1:750. Paper Size - A4

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Business Rates

The property currently has a rateable value of £6,900 per annum. We would anticipate most occupants being able to obtain business rates relief. All interested parties are advised to check their eligibility with the London Borough of Waltham Forest business rates department.

Terms

Offers are invited in excess of £375,000, subject to contract. The property is to be sold with full vacant possession of the ground floor commercial unit and subject to the AST agreement for the first floor self-contained flat.

VAT

It is understood that the building is not elected for VAT.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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