

# Shop - Walthamstow, E17

TO LET

216 Hoe Street, Walthamstow,  
E17 3AY

**Harston&Co**

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## Highlights

- Ground-floor commercial unit in a prime part of Hoe Street (A112), Walthamstow
- Approximately 602 square feet (56 square metres)
- Available with a new lease
- EPC Rating - TBC

## Location

The property is located on Hoe Street (A112), Walthamstow between the junction with High Street and Selbourne Road. Walthamstow Central station is 0.1 mile away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. High Street, Walthamstow is less than 0.1 miles away which is the home to Walthamstow Market and The Mall Walthamstow. The area is well served by buses. The A406 (North Circular) is approximately 1.4 miles away and provides access to the A10, A12 and M11.

Please note all times and distances given are approximate only.

## Description

A ground-floor commercial unit most recently occupied by a solicitor's office. The property measures 602 square feet (56 square metres) and benefits from Class E planning consent. It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from w/c, kitchenette, and rear access.

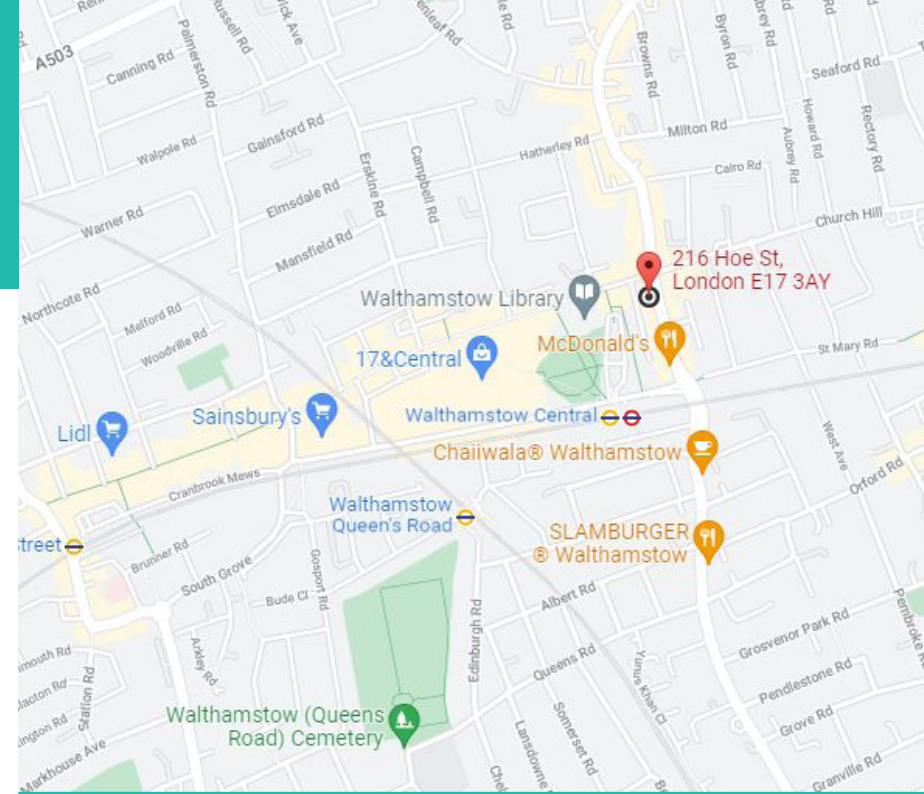
Please note that the sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

## Business Rates

The property will need to be re-assessed. All interested parties are advised to make their own enquiries with the London Borough of Waltham Forest Business Rates Department.

## Terms

The property is available with a new FRI lease at £28,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£28,000 per annum

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[harstonandco.co.uk](https://www.harstonandco.co.uk)

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