

Shop/Office - Walthamstow, E17

TO LET

168 Hoe Street, Walthamstow,
E17 4QH

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Commercial unit in a prime part of Hoe Street (A112), Walthamstow
- Approximately 950 sq ft (88.27 sq m) arranged over ground floor and basement
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - TBC

Location

The property is located on Hoe Street (A112), Walthamstow near to the junction with Hatherley Road. Walthamstow Central station is 0.25 miles 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 1.2 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 grocery store. The property measures as follows;

Ground Floor = 802 square feet (74.57 square metres)

Basement = 147 square feet (13.7 square metres)

Total = 950 square feet (88.27 square metres)

It benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining appropriate consents.

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

Business Rates

2023 Ratable Value: £13,000

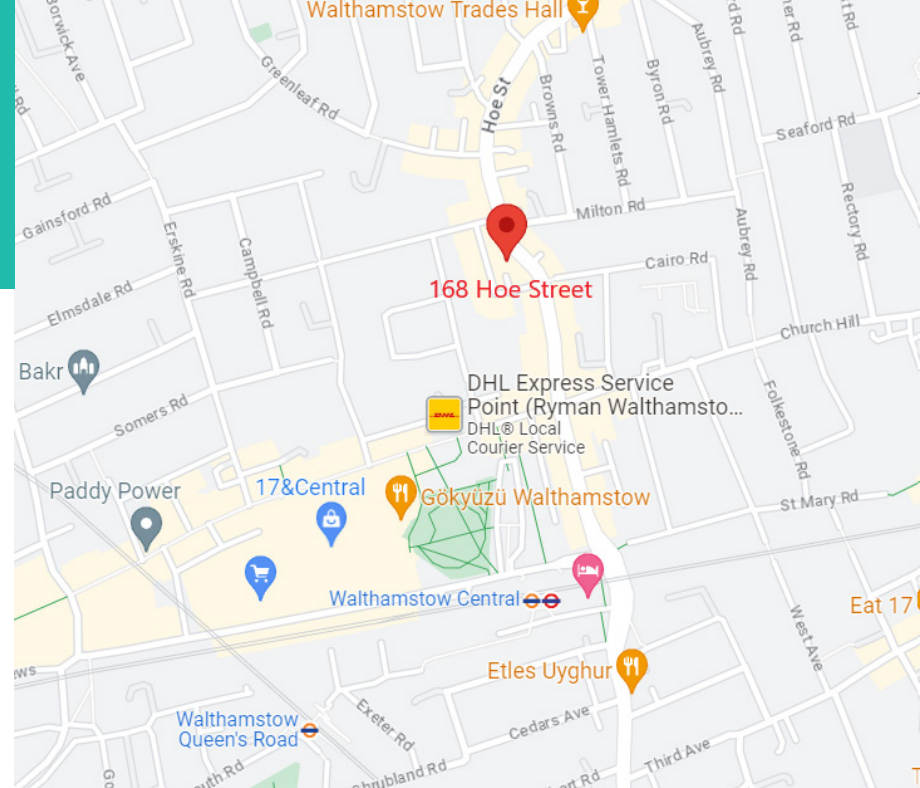
UBR (2023/24): 49.9p/£

Rates Payable: £6,487

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Waltham Forest business rates department.

Terms

The property is available with a new FRI lease at £20,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£20,000 per annum

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