

Shop - Walthamstow, E17

TO LET

363a Hoe Street, Walthamstow,
London, E17 9AP

Harston&Co

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on 020 3371 0061



Highlights

- Commercial unit on Hoe Street (A112), Walthamstow close to the Bakers Arms junction
- Approximately 301 sq ft (28 sq m) with a rear yard
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - E

Location

The property is located on Hoe Street (A112), Walthamstow close to the Bakers Arms junction which is a busy intersection on the boundary of Walthamstow and Leyton. The adjoining roads at the junction are High Road, Leyton and Lea Bridge Road. The closest station is Walthamstow Central, which is 0.5 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. The A406 (North Circular) and M11 are both within close distance and the area is well served by buses.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit measuring approximately 301 square feet (28 square metres). To rear is a yard area. 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: £8,100

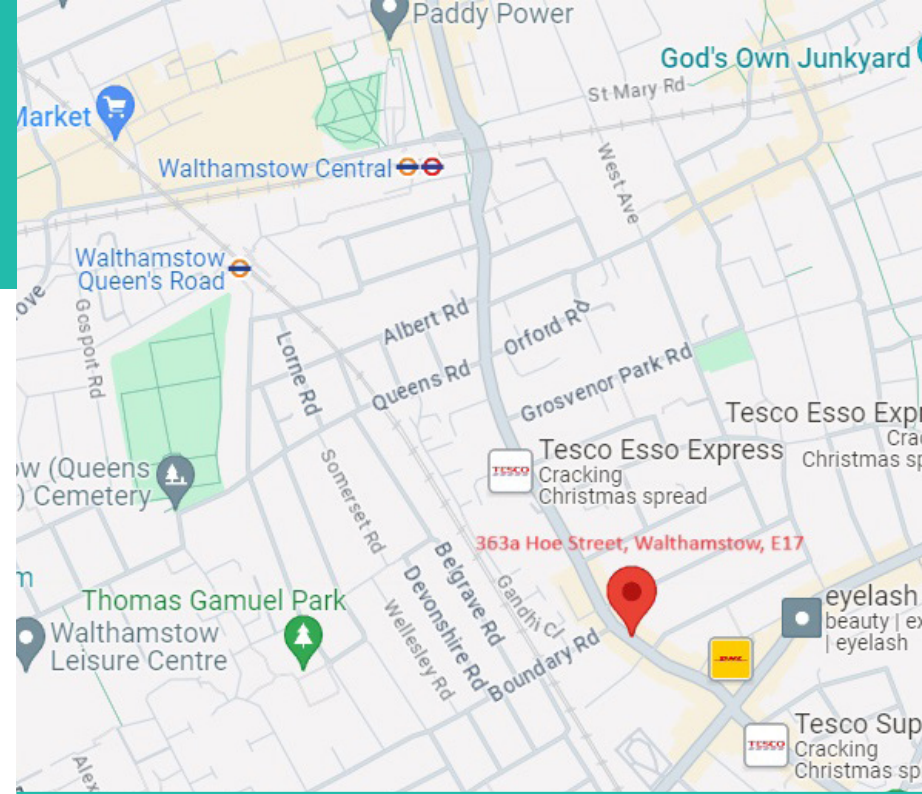
UBR (2023/24): 49.9p/£

Rates Payable: £4,041.90

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 £15,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£15,000 per annum

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