



175 HOE STREET WALTHAMSTOW, E17 3AP

£25,000 PER ANNUM
OFFICE / RETAIL UNIT TO LET

- Ground-floor commercial unit in a prime position on Hoe Street (A112) in Walthamstow
- Approximately 506 square feet (47.07 square metres)
- The unit benefits from a w/c, kitchenette, rear access, and 2 parking spaces
- Available with a new lease and no premium
- EPC Rating - C

Harston & Co

Location

The property is located on Hoe Street (A112), Walthamstow, between the junctions with High Street and Selbourne Road. Hoe Street is one of Walthamstow's principal commercial thoroughfares. Walthamstow is home to Walthamstow Market and 17&Central Shopping Centre (formerly The Mall). The area benefits from ongoing regeneration, strong footfall, a diverse mix of independent operators and national occupiers, and excellent connectivity.

Direct routes into central London are available via Walthamstow Central station (Victoria Line and London Overground), which is 0.1 miles away from the property. The area is also 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, measuring 506 square feet (47.07 square metres). It was most recently occupied by an accountancy firm and has Class E planning consent. It would be suitable for a range of uses, subject to obtaining the appropriate consents.

The unit benefits from a w/c, kitchenette, rear access, and 2 parking spaces.

Please note that the sizes given are approximate, as provided by HMRC, and all interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £19,500

UBR (2026/27): 38.2p/£

Rates Payable: £7,449.00

These figures have been provided by HMRC and are based on the the retail, hospitality, and leisure small business multiplier. 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 £25,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



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Harston&Co
247 High Road
South Woodford
London
E18 2PB

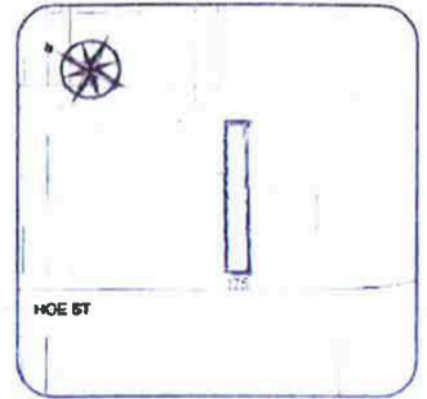
020 3371 0061
info@harstonandco.co.uk
harstonandco.co.uk
@harstonandco

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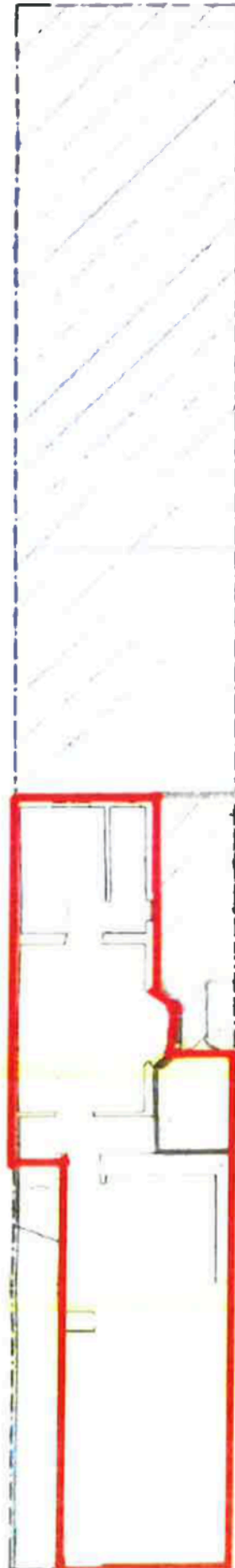
KEY

PLAN 1

SCALE (meters)



LOCATION PLAN
1:1250



GROUND FLOOR PLAN