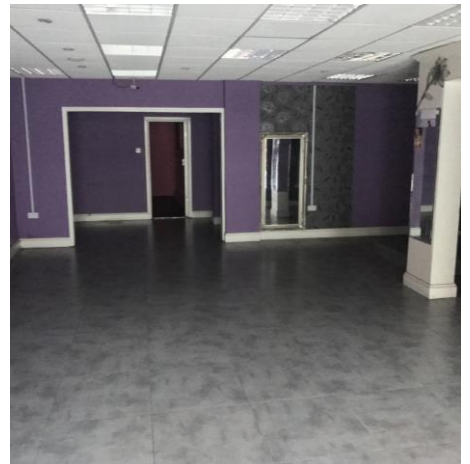


TO LET

SHOP PREMISES WITH EXTENSIVE FRONTAGE

269-271 HOE STREET, WALTHAMSTOW E17 9PT

NET INTERNAL AREA 1,549FT² (144M²) TO 2,861FT² (266M²)



269-271 HOE STREET

WALTHAMSTOW, LONDON E17 9PT



The property is situated on the East side of Hoe Street, close to the junction with Queens Road. Situated in a busy parade serving a densely populated local community where a number of multiple and independent retailers are represented.

Well placed for transport links with a number of bus routes offering connections to Walthamstow Central to the North and Leyton to the South. It is also within walking Distance to Walthamstow Central (London Overground & Victoria Line) and there are good road links to the A12 and A406 North Circular Road.

Description:

Comprises extensive retail premises arranged as a combination of open plan and individual offices. The space can be opened up to create a large retail area. The landlord would consider a change of use, subject to planning. The shop benefits from rear access.

The actual size can be adapted depending on tenant's specific requirement.

Accommodation:

	Ft ²	M ²
269	1,549	144
271	1,312	122
Total Internal Area approx.	2,861	266

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new lease is available, direct from the landlord on a term to be agreed.

Rent:

269: £32,000 per annum exclusive.
271: £26,500 per annum exclusive.

Business rates:

London Borough of Waltham Forest.

We understand that the current Rateable Value for the 'Shop & Premises' is £16,840.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC:

C-61

Legal Costs:

Each party to bear their own legal costs in this transaction.

Viewing:

By appointment with Strettons:
Central House
189-203 Hoe Street
London, E17 3SZ
Tel: 020 8520 9911
Fax: 020 8520 8022
strettons.co.uk

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