

# TO LET

## BRAND NEW RETAIL UNIT

48 HOE STREET, WALTHAMSTOW, LONDON, E17 4PG

NET INTERNAL AREA 155 FT<sup>2</sup> (14M<sup>2</sup>)

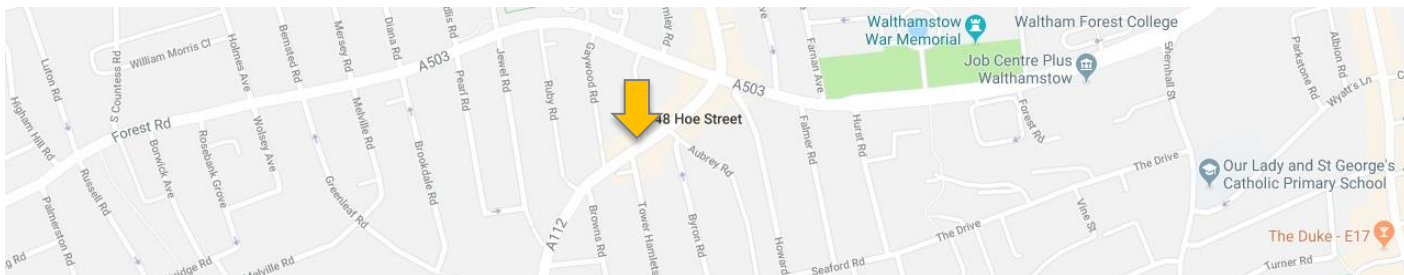


Fig 6. Proposed Ground Floor Plan



# 48HOE STREET

## WALTHAMSTOW, E17 4PG



The unit is situated along a busy parade on the west side of Hoe Street close to the junction with Forest Road.

The area is fast improving and benefits from a good mix of independent and established retail users including, **Yard Sale Pizza**, **Clapton Craft** and **The Bell Public House**.

The area is well served by public transport links with numerous bus routes and Walthamstow Central Station a short walk away.

### Description:

The property is situated in this prominent corner position. The unit is a brand new retail shop and includes new plumbing and wiring, plastered white washed walls and ceiling and a concrete screed floor.

The premises comprises an open plan sales area with a newly fitted WC to the rear.

### Amenities

- Prominent position
- New wiring and plumbing
- New shop front
- Newly fitted WC
- Electrically operated steal grille

### Accommodation:

	ft <sup>2</sup>	m <sup>2</sup>
Net Frontage	10'1"	
Built Depth	15"	
Ground Floor Area	155	14.3

### Lease:

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

### Rent:

£11,000 per annum exclusive

### Business Rates:

London Borough of Waltham Forest  
We understand that the current Rateable Value for the Shop & Premises' are yet to be assessed. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC Title:

TBC

### Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

### Viewing:

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

### Sean Crowhurst

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*NOTE: In accordance with the Estate Agency Act 1979, we declare that a director of Strettons has an interest on this property*  
July 2018

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.