



Murray Commercial
Property Consultants

To Let/May Sell Prominent Ground Floor Retail Unit in Hoe Street Walthamstow.

13 Hoe Street
Walthamstow
London E17 4SD

Suitable for Owner Occupiers, Tenants and Investors

- Situated In The Heart Of Walthamstow
- Class E Use
- Blank Canvas Ready For Fit Out
- Would Suit Supermarket Operator but other uses considered.
- Excellent Frontage



Controlled
ZONE 
Mon - Sat
8 am - 6:30 pm


Unsuitable
for heavy
goods
vehicles

Except for
loading

AUBREY ROAD 

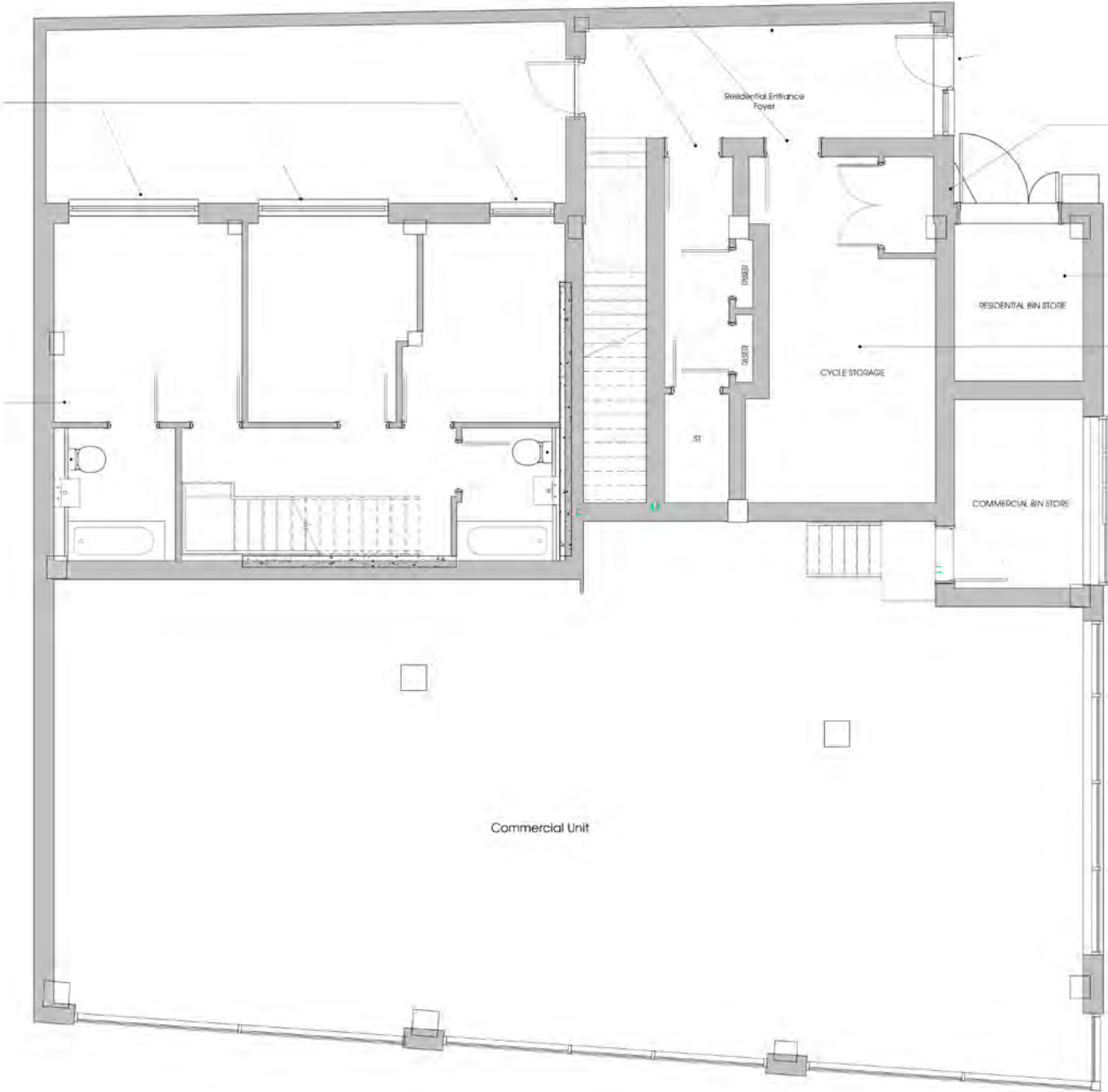


ON
FOREST FLOORING COMPANY
0203 2945 2000

METRO EXPRESS
SLEEP

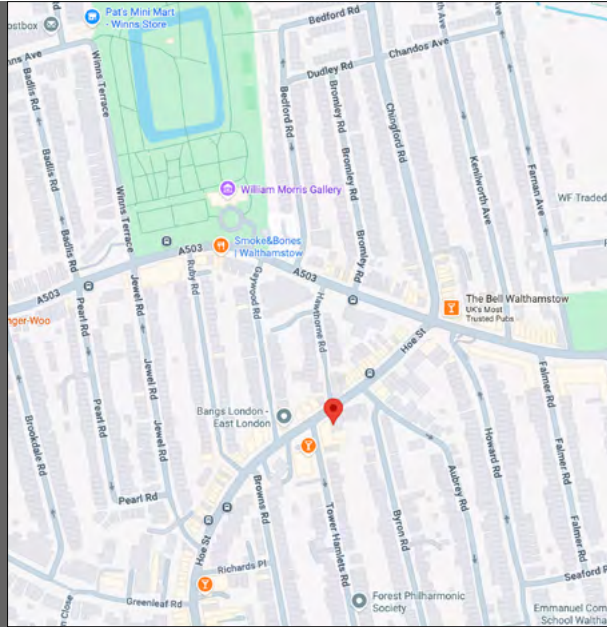


GROUND FLOOR PLAN



LOCATION

The property is located in Walthamstow close to the junction with Forest Road in this fast improving residential and business location. The property is less than 5 minute walk to Walthamstow Central Underground and Main Line Station. All Town Centre amenities are readily and easily accessible including Walthamstow Street Market. Hoe Street contains a number of multiples as well as a strong collection of independent businesses whilst Walthamstow Village is close by and has a number of restaurants, pubs and retailers.



DESCRIPTION

The unit is arranged over ground floor only with a generous frontage onto Hoe Street. The space is being handed over in shell and core condition, with capped off services without glazing. There is a dedicated area for commercial rubbish. The property also benefits from a return frontage onto Aubrey Road.

direct from the Landlord on a term to be agreed.

Alternatively, our clients would consider disposing of a 999 year head lease (often referred to a Virtual Freehold) at a price of £550,000.

SERVICE CHARGE

The unit has a Service Charge inclusive of Buildings Insurance of £2000 per annum.

TENURE

Leasehold/Long Leasehold

LEASE

A New Lease is being offered

BUSINESS RATES

The unit has not been assessed yet for rates by the Valuation Office. Interested parties are to make their own enquiries in this regard.

VAT

The property is Opted for Tax. VAT Will be charged on rents and on a purchase.

EPC

TBC

Please note no hot food or takeaway uses will be considered.

FLOOR AREA

Ground Floor:
1601 sq ft 148.78 sq m

Note the above areas exclude the bin store area.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Agent:
James Bacon
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Email: james@murraycommercial.co.uk