



403 Hoe Street, Walthamstow, London, E17 9AP

Class E Commercial Unit Available in sought after location

- Modern glazed shop front with electric security shutters
- Impressive footfall and passing vehicular activity due to its busy location.
- Minutes from Walthamstow Town Centre and densely populated mixed use location.
- Competitive rent and flexible terms.

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

Summary

Available Size	780.60 sq ft
Rent	£26,500 per annum
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
EPC Rating	B (30)

Description

The unit comprises of a traditional mid terrace retail unit, constructed of brick walls in a recently decorated state of repair. Internally, the unit layout is on one floor with the open space partly divided by the two partitioned rooms. The property benefits from a gallery fitted kitchenette, WC to the rear and exit door leading to a communal yard where the refuse bins are located. The property further benefits from the glazed frontage, security shutters, Air Conditioning for both heating and cooling.

Location

The property is situated on the North Side of Hoe Street and lies 1 minute's walk from the famous "BAKERS ARMS" junction which links Lea Bridge Road (A104), Hoe Street and High Road Leyton (A112). Nearby multiple traders include Tesco, Savers, Halifax, Iceland and Paddy Power. The closest rail link is Walthamstow Central which lies on the Victoria Line 0.6 miles to the east, the Victoria Line provides links in to Central London. In addition to this is Leyton Midland Road on the overground line, approximately 0.5 miles South.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Commercial space	780.60	72.52	Available

Lease

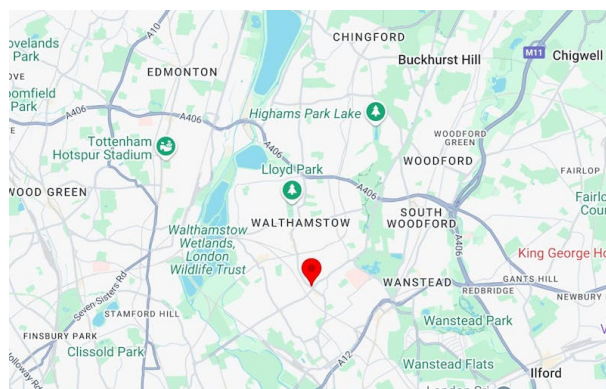
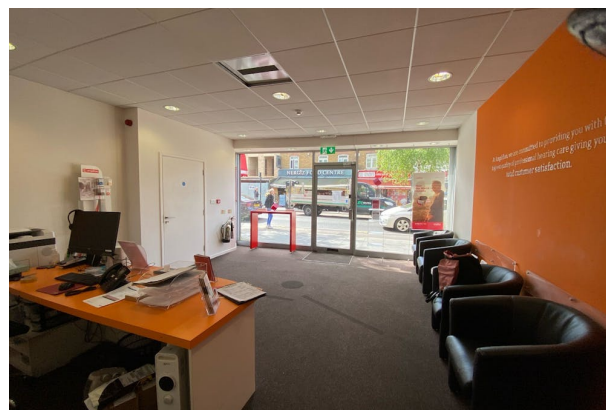
A new effective Full Repairing and Insuring Lease is available for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in this transaction, the applicant to provide an undertaking for abortive costs should they withdraw from the transaction for any reason.

Viewing

Strictly by appointment through the sole agent.



Viewing & Further Information

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