

To Let Ground Floor Shop

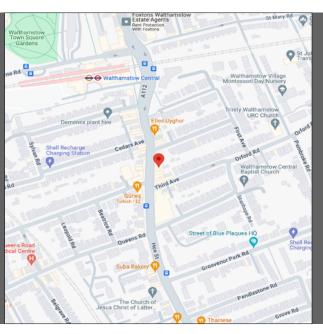
251 Hoe Street Walthamstow London E17 9PT

- VAT Free Unit
- Suitable For A Range of Uses (Presently a supermarket)
- No Premium



LOCATION

The property is located in the centre of Walthamstow in this fast improving residential and business location. The property is less than a 2 minute walk to Walthamstow Central Underground and Main Line Station. All Town Centre amenities are readily and easily accessible including Walthamstow Street Market which operates Tuesday to Saturday. Hoe Street contains a number of multiples as well as a strong collection of independent businesses.



DESCRIPTION

The premises forms part of a larger building and is arranged exclusively over ground floor only behind a glazed frontage with access to a rear yard.

BUSINESS RATES

The property is an area administered by The London Borough of Hackney. The VOA website shows the current rateable value is £18,000 giving rise to rates payable of approximately £2246 per annum for qualifying businesses. The rates payable incorporates the Retail, Hospitality and Leisure Relief Scheme.

TERMS

A New Effective Full Repairing and Insuring Lease is available the terms of which are negotiable.

RENT

£28,600 per annum exclusive





VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

James Bacon

Mob: 07501 598 981

Email: james@murraycommercial.co.uk

Murray Commercial for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Murray Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only.