



Murray Commercial
Property Consultants

Cafe For Sale

**245 Hoe Street
Walthamstow
London E17 9PT**

Cha Cha Chai Tea Room

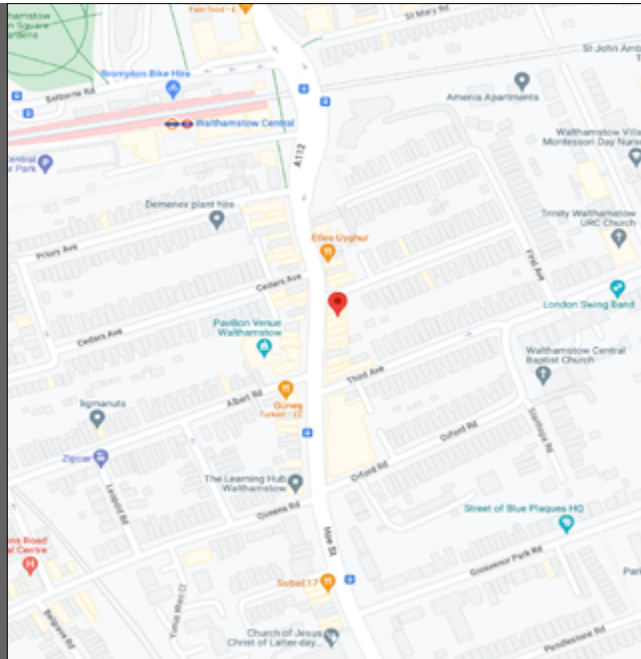
- VAT Free
- Close Proximity to Walthamstow Central Station
- Refurbished To A High Standard In 2023
- Lease comes With Landlord and Tenant Rights
- Turnkey Opportunity With or Without Franchise Agreement





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 premise forms part of a larger building arranged exclusively over ground floor behind a glazed frontage with access to a rear yard. The shop has recently been fully refurbished to an exceptionally high standard. The business has a unique offer with Tea, Breakfasts, Street Food and Deserts.

BUSINESS RATES

The premises has a rateable value of £14,250. Presently there are no business rates

payable under the Retail, Hospitality and Leisure Relief Scheme.

TERMS

The seller is assigning their full repairing and insuring lease which is for a term of 10 years from 28th August 2022, with rent reviews in 2025, 2028 and 2031. The present rent is £22,000 per annum and this rises to £23,000 per annum on the 1st November 2024.

The lease is Inside of The Security of Tenure Provisions of Part 2 of the Landlord

and Tenant Act 1954 (As Amended).

The Tenant has the option to break the lease in November 2025.

PREMIUM

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
James Bacon
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