



Murray Commercial
Property Consultants

To Let Ground Floor Shop

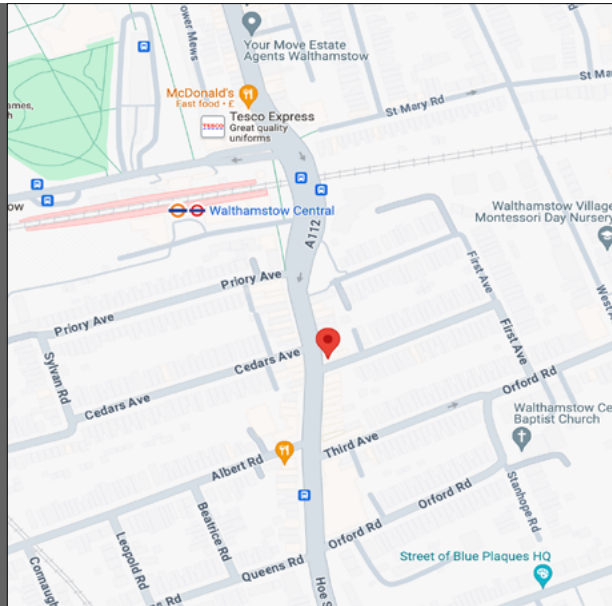
**241 Hoe Street
Walthamstow
London
E17 9PP**

- VAT Free Unit
- Suitable For A Range of Uses
- No Premium
- No Business Rates
- Low Rent



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. The property benefits from a roller shutter.

BUSINESS RATES

The property is in an area administered by the London Borough of Waltham Forest. The VOA website shows the current rateable value is £11,000. We expect the incoming tenant should be able to qualify for small business rates relief meaning no business rates are payable.

TERMS

A New Effective Full Repairing and Insuring Lease is available for a term which is negotiable.

RENT

£18,000 per annum exclusive



FLOOR AREA

Ground Floor	30.3576 sq m	326.68 sq ft
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VIEWING AND FURTHER INFORMATION

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

