

## Hoe Street

Approximate Gross Internal Area  
Total = 127.2 sq m / 1370 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

## Contact

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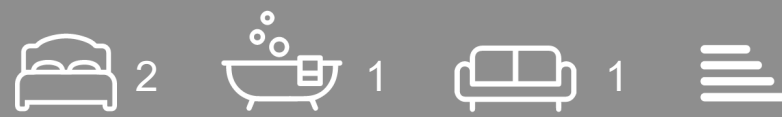
2 Bed  
Commercial  
located in



228 Hoe Street

London  
E17 3AY

£46,000 Per annum



P.O.A

Humphrey & Co Estates London's Local Property Agent are delighted to welcome to the market this well-established coffee shop/café business in a prime trading location in Walthamstow, London.

The business was established in 2011 and has been in our client's careful ownership since 2011. Only now is the business being offered to the market due to our client's desire to concentrate on other business interests. The coffee shop currently operates 6 days per week.

Our client offers a wide variety of homemade food including various dishes and hot and cold sandwiches, to name a few, as well as a variety of hot and cold beverages.

The business has built up an enviable reputation within the area for the very high quality of the goods and services offered, which has resulted in a very loyal client base, with a very high volume of repeat trade and word of mouth recommendations.

This property comes with upper as there is a two / three bedroom flat with separate access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

