

Opportunity Awaits

Shop To Let A3/A5 Use

- Highly Prominent Unit
- New Lease Available
- 3 Phase Electric & Gas
- Rear Yard
- WC's
- Storage
- £22,000 pax

40 Hoe Street, Walthamstow
London E17 4PH



Location:

40 Hoe Street, Walthamstow, London, E17 4PH, is situated in the heart of Walthamstow, a vibrant area in the London Borough of Waltham Forest. This location offers excellent connectivity, with Walthamstow Central Station approximately 0.3 miles away, providing access to the Victoria Line and London Overground services.

The surrounding neighbourhood is bustling with various amenities, including shops, restaurants, and cultural venue

Description:

The unit is arranged over ground floor only.

Approximate areas:

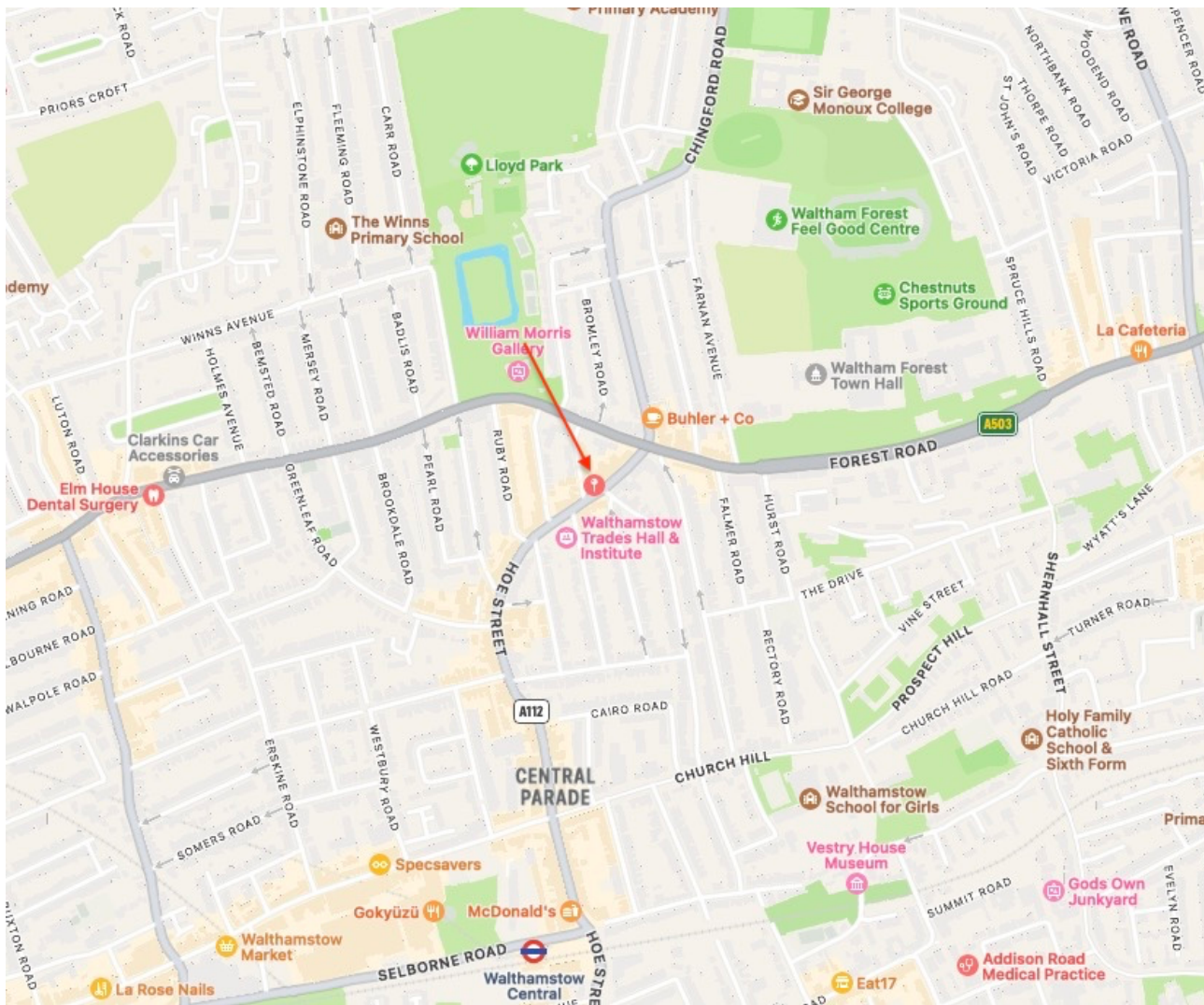
Shop	296 sq. ft	27.5 m2
Storage	78.04 sq. ft	7.25 m2
Office	59.95 sq. ft	5.57 m2
Total Area	433.99 sq. ft	40.32 m2
WC's	39.29 sq. ft	3.65 m2
Yard	329 sq. ft	30.26 m2

- Gas & 3 Phase Electric
- Electric Shutter
- Rear Yard
- Rear Pedestrian Entrance

Tenure:
Leasehold by way of a new FRI lease

Rent:
£22,000 pax





Rates

Rateable Value: £7,700

Rates payable: £3,842.30

(This property may qualify for small business rates relief, interested parties are advised to verify with Waltham Forest Council)

Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of **£1500 + VAT**

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing
Strictly by Appointment
only via vendors agents**

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