

# Wood Street Indoor Market

98 & 102a Wood Street  
Walthamstow E17 3HX

## Multiple Units TO LET

### KEY FEATURES

- Popular Indoor Market of 45 Units
- Variety of Unique shops
- 7 Units Available to Rent
- All trades welcome, including food users
- Close to Wood Street overground station
- Busy Location)

### Units Available

A4	94 sq. ft	(8.8m <sup>2</sup> )	£450 pcm
A7	71 sq. ft	(6.6m <sup>2</sup> )	£400 pcm
A11	71 sq. ft	(6.6 m <sup>2</sup> )	£400 pcm
M4	42 sq. ft	(3.92 m <sup>2</sup> )	£350 pcm
M25/26/27	195 sq. ft	(18.1 m <sup>2</sup> )	£800 pcm
M31	80 sq. ft	(7.4 m <sup>2</sup> )	£450 pcm
M33	61 sq. ft	(5.7 m <sup>2</sup> )	£400 pcm



### Location

The property occupies a prominent position on **Wood Street, Walthamstow E17**, within the **London Borough of Waltham Forest**. Wood Street is a busy local shopping street serving a strong and growing residential catchment, with a good mix of **independent shops, cafés, convenience stores and local services** at ground floor level and residential accommodation above.

The buildings are located a short walk from **Wood Street Overground station**, which provides regular services into **London Liverpool Street** and easy interchange at **Walthamstow Central** for the Victoria Line. Several bus routes run along Wood Street and nearby roads, giving direct links to **central Walthamstow, Chingford, Leyton and the surrounding districts**. Road access is convenient via the **A406 North Circular, A12 and A10**, connecting to the **M11** and wider motorway network, making the location accessible for both traders and customers.

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**Wood Street Indoor Market** – [www.woodstreetindoormarket.co.uk](http://www.woodstreetindoormarket.co.uk)

**Wood Street Indoor Market** is a long-established and well-known local landmark. It is home to a cluster of **small independent traders**, giving the property a strong identity and loyal customer base. Occupiers include vintage and retro clothing sellers, antiques and vinyl record dealers, handmade jewellery and gift retailers, plant and homeware shops, together with coffee, doughnuts and other food offers.

This diverse mix of retailers and food operators, combined with the dense surrounding residential catchment, generates **steady day-to-day footfall** and creates a lively trading environment. The market currently trades **Tuesday to Saturday, 10:00–17:30**, with Mondays and Sundays as non-trading days. This trading pattern offers an incoming owner **scope to explore extended hours, themed events or specialist market days** in order to drive additional footfall and income, subject to demand and any necessary consents.

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### Market accommodation

At ground floor level, **98 & 102a Wood Street** have been opened up and reconfigured to form **Wood Street Indoor Market**, providing a series of **small lock-up units and stalls** arranged off internal walkways.

The market is currently arranged to provide **approximately 45 individual units**, split broadly as:

- **98 Wood Street** – c. 18 units (A1–A17/18)
- **102a Wood Street** – c. 27 units (M2–M38)

The units are generally **compact kiosks or small rooms**, with **VOA-reported areas typically in the region of 4–9 sq m (c. 40–95 sq ft)** and a number of **larger combined units up to around 18 sq m (c. 195 sq ft)**. This range of sizes provides both **smaller starter units** attractive to new businesses and **slightly larger spaces** better suited to more established traders or those requiring additional storage or display space.

Available Units – [www.woodstreetindoormarket.co.uk](http://www.woodstreetindoormarket.co.uk)

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M4	42 sq. ft	(3.92 m2)	£350 pcm
M25/26/27	195 sq. ft	(18.1 m2)	£800 pcm – Food User
M31	80 sq. ft	(7.4 m2)	£450 pcm
M33	61 sq. ft	(5.7 m2)	£400 pcm

Use

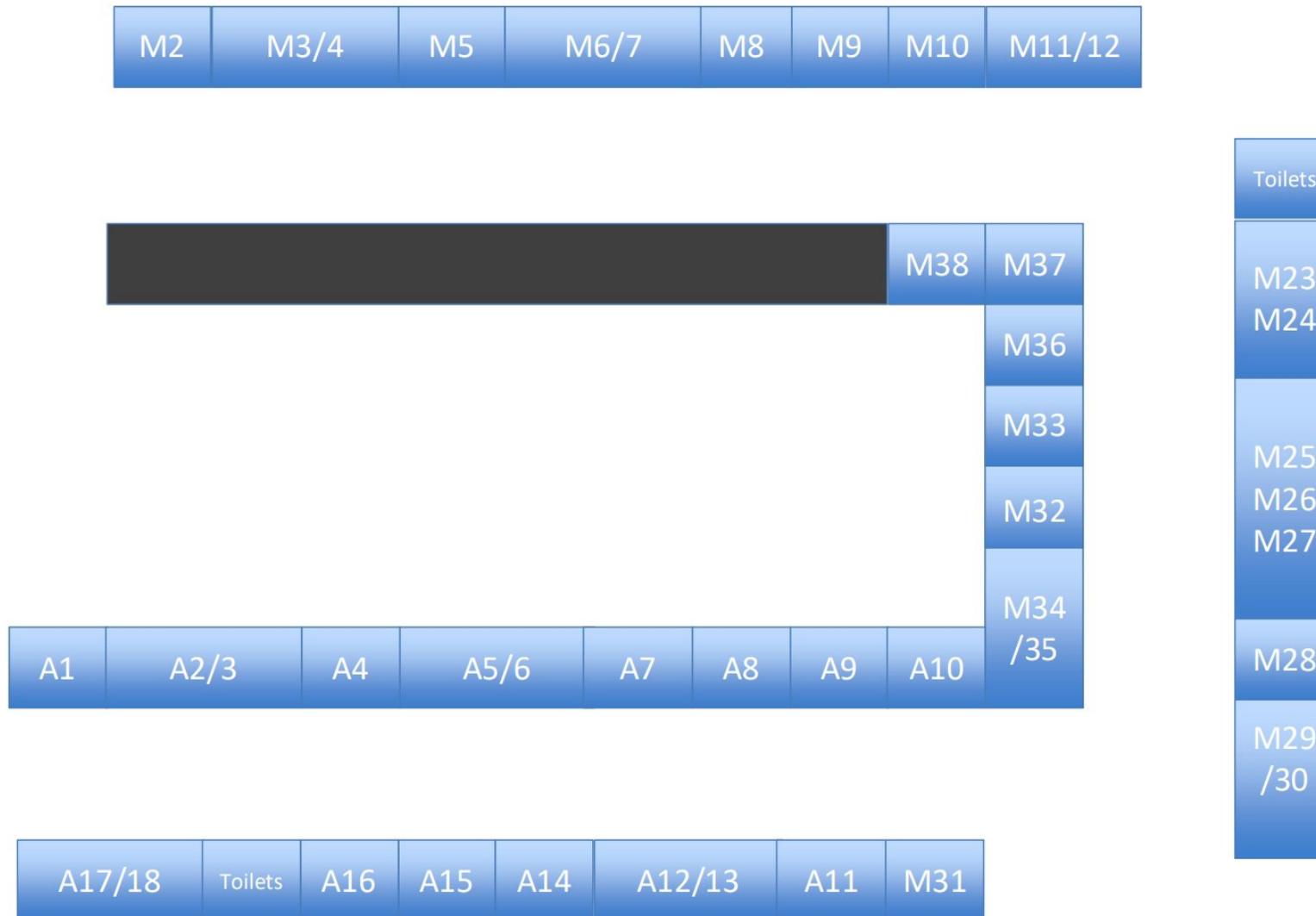
E Class

Terms

Flexible terms are available upon request for each unit

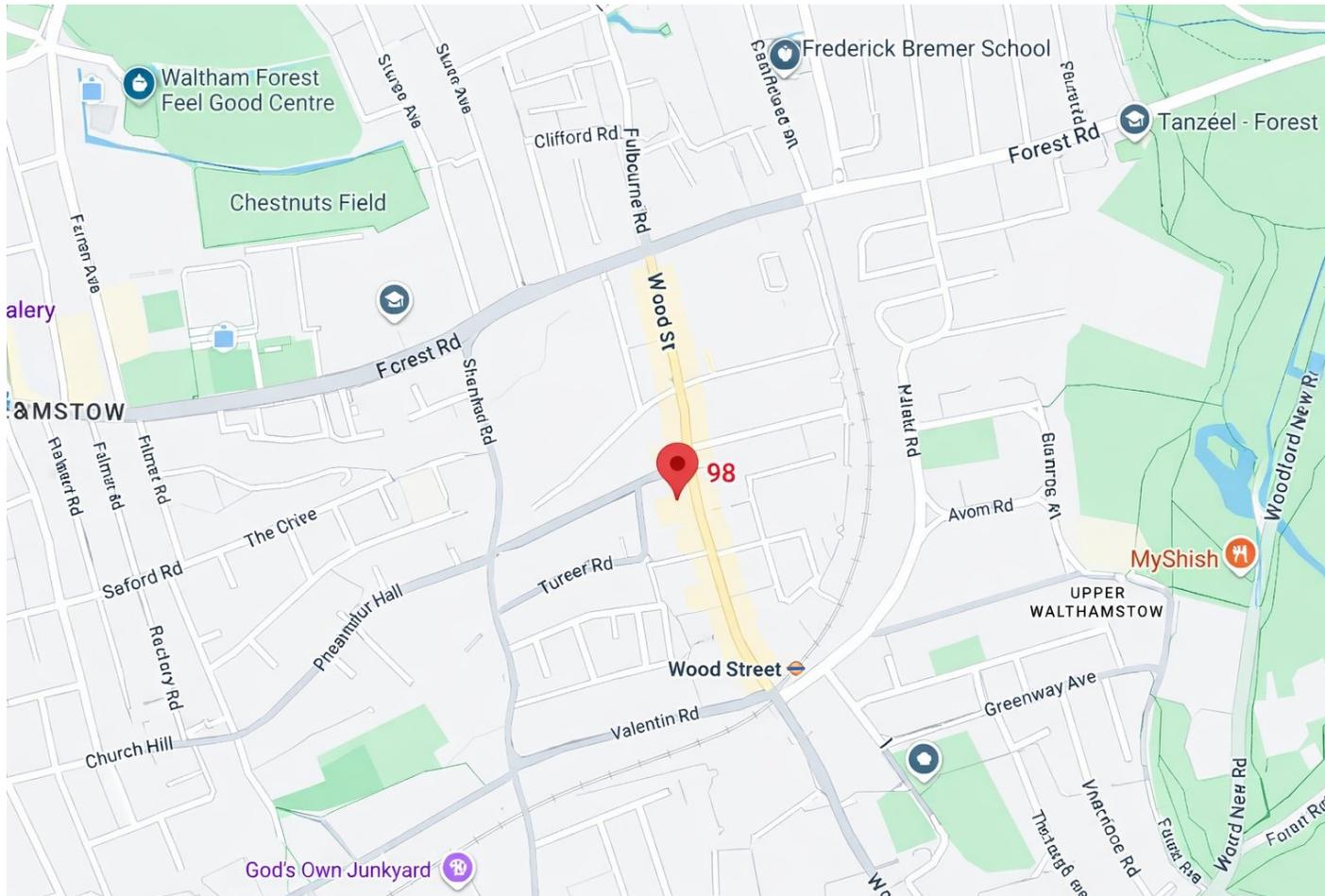
All rents are inclusive of all services other than rates





	Unit	VOA Area (sq m)	Area (sq ft)	Status	Tenant / Trading Name	
9 8  W o o d  S t r e e t	A1	8.75	94	Let	Belinda Dack – Tokens & Treats	
	A2/3	15.70	169	Let	Linda Pringle – Lilac Domino	
	A4	6.57	71	Vacant	VACANT	
	A5/6	13.94	150	Let	Rachid Idrissi – Moroccan Corner	
	A7	6.89	74	Vacant	VACANT	
	A8	6.84	74	Let	Tony Devonwilson – Tony Shoe Sale	
	A9	7.38	79	Let	Ray Laundon – Ray's Records	
	A10	6.99	75	Let	Kylie Marks – Malaya Therapies	
	A11	6.60	71	Vacant	VACANT	
	A12/A13	12.84	138	Let	Claudia Richards – Claudia Rose Lashes / Mimi Rose	
	A14	7.14	77	Let	Anu Kakar – Amazing Aura	
	A15	7.24	78	Let	Michael Lane – Mike's Record Shop	
	A16	8.75	94	Let	Trudie Tinsley – Mrs Tinsley's Vintage & Retro	
	A17/18	12.16	131	Caretaker	Caretaker (included)	
	1 0 2 a  W o o d  S t r e e t	M2	6.05	65	Let	Rebecca Sammon – Rodeo Nails
		M3	4.36	47	Let	Winston Rose – RoseCraft Jewellers
		M4	3.92	42	Vacant	VACANT
M5		3.92	42	Let	Lanu Adepitan – Gloria Bennett (UK) Ltd	
M6/M7		8.32	90	Let	Victor/May Mbiyavanga - Rinkies Toys	
M8		4.11	44	Let	Carlos Lopez – Hernandez Books From Boxes	
M9		5.17	56	Let	Tony Prescod – Vintage Tony	
M10		5.17	56	Let	Stacey Bernard – Pritzy Ltd	
M11/12		8.83	95	Let	Kae Rose – Sustainable style by S&K	
M23/24		13.20	142	Let	Simon Carter – Music Family Records	
M25/26/27		18.08	195	Vacant	VACANT FOOD UNIT	
M28		4.88	53	Let	Michael John – Mykeyartzone	
M29/30		14.99	161	Let	Daniel Haywood – Disc Disciple Records	
M31		7.40	80	Vacant	VACANT	
M32		5.68	61	Let	Johanna Melvin – Johanna Melvin Art	
M33		5.68	61	Vacant	VACANT	
M34/35		9.35	101	Let	Selisha Hoodley – Love Candles & Love Hampers Boutique	
M36	5.72	62	Let	Rie Tanabe – Flowerie88		
M37	5.72	62	Let	Bobby Tarlton – Jimmy Mack Vintage & Retro		
M38	14.32	154	Let	Anna Clarke – The Coven of Wiches		





### 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 £1000. This deposit is not refundable except if the vendor withdraws, a 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 via sole agent

### Countrywide Commercial

**Jason Grant**

**020 8506 9900**

**07956 380 992**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900