

151-153 Hoe Street, London, E17 3AL



TO LET

Class E Retail / Leisure

2,554 sq ft / 237.3 sq m

£85,000 per annum

**A triple fronted
ground floor Class E
space, in a
prominent town
centre position
close to
Walthamstow
Central station**



- Triple frontage on busy thoroughfare
- Shell and core handover
- Rear access for loading/unloading
- Possibility of parking for up to 2 vehicles
- Town centre location
- Close to Walthamstow Central Station (Victoria Line & Overground Services)

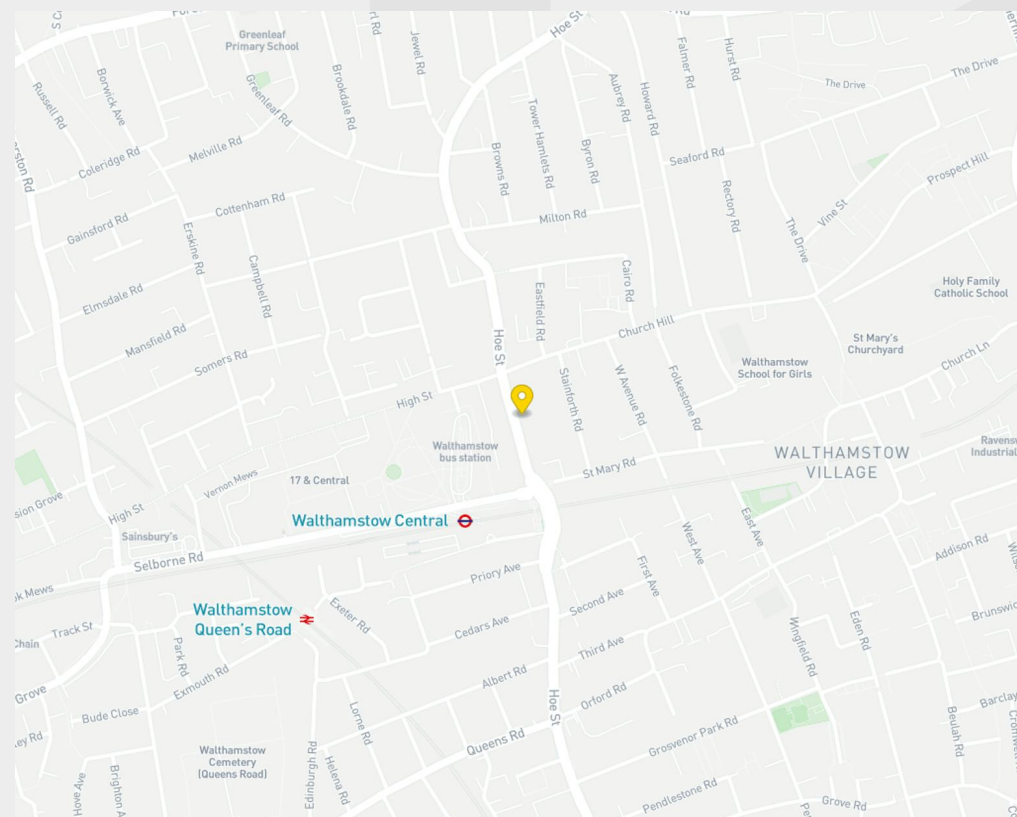


Description

The property occupies the ground floor of a 3-storey corner building with strong visible presence. Internally the space is arranged as mostly open plan accommodation with some partitioned rooms, to be handed over in shell and core specification ready for incoming tenants own specific fit-out. The property benefits from rear access for loading/unloading via Church Hill and could providing parking for 2 vehicles. The space would suit a range of uses in the Class E category.

Location

Situated on the west side of Hoe Street, with a prominent triple breadth position in a busy thoroughfare leading to Walthamstow Central Station. Extremely well placed for local transport connections including numerous bus routes into the City, train connections via Walthamstow Central to Liverpool Street, Kings Cross, Oxford Circus and Victoria. There are also good road links to the A12, M11 and A406 North Circular Road.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Availability
Ground	2,469	229.38	£9.34 /sq ft	Available
Basement	85	7.90	On Application	Available
Total	2,554	237.28		

Tenure

New Lease

EPC

C (53)

VAT

Applicable

Configuration

Upon enquiry

Contacts

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Jamie Smith
07870 850 097
jamie.smith@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 21/08/2024