



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£17,500 PER ANNUM

- Lock-up shop with upper parts
- Suitable for a variety of users
- Hoe Street location
- Approx 973 sq ft

44 HOE STREET, WALTHAMSTOW, LONDON, E17 4PH



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

Situated prominently on Hoe Street, Walthamstow. Hoe Street is one of the main shopping areas in Walthamstow and the closest train station is Walthamstow Central which is on the Victoria and Overground lines. The area is also served by local buses. The A406 (North Circular Road) and M11 are both accessible from the premises.

#### Description

Comprising a ground floor retail unit with rear storage and internally accessed ancillary upper parts. The property has previously been occupied by an estate agent and would suit a variety of users. The accommodation is more particularly described as follows:

Sales Area: 345 sq ft (32 sq m).

Store: 39 sq ft (3.6 sq m).

Rear Storage: 301 sq ft (28 sq m).

1st Floor Ancillary: 288 sq ft (26.8 sq m).

Total: 973 sq ft (90.4 sq m).

Toilet facilities included.

All areas quoted are approximate only.

#### Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a commencing rent of £17,500 per annum.

#### Business Rates

Waltham Forest Council have advised us of the following:

2023 Rateable Value: £8,400

2025/26 UBR: £0.499

2025/26 Rates Payable: £4,191.60

Interested parties may benefit from from Small Business relief and are advised to contact the local authority to ascertain current rate liability.

#### Legal Costs

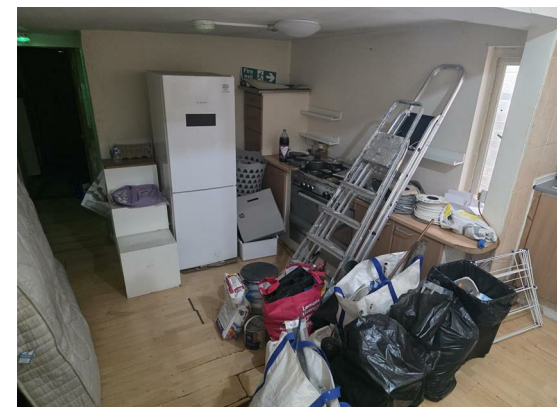
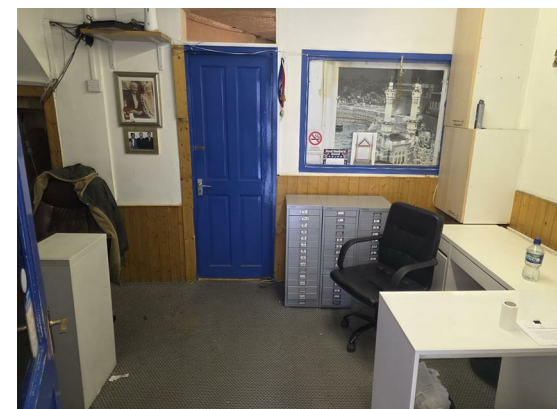
To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel on 0208 501 9220.

#### EPC

The premises have an Energy Performance Certificate of E.





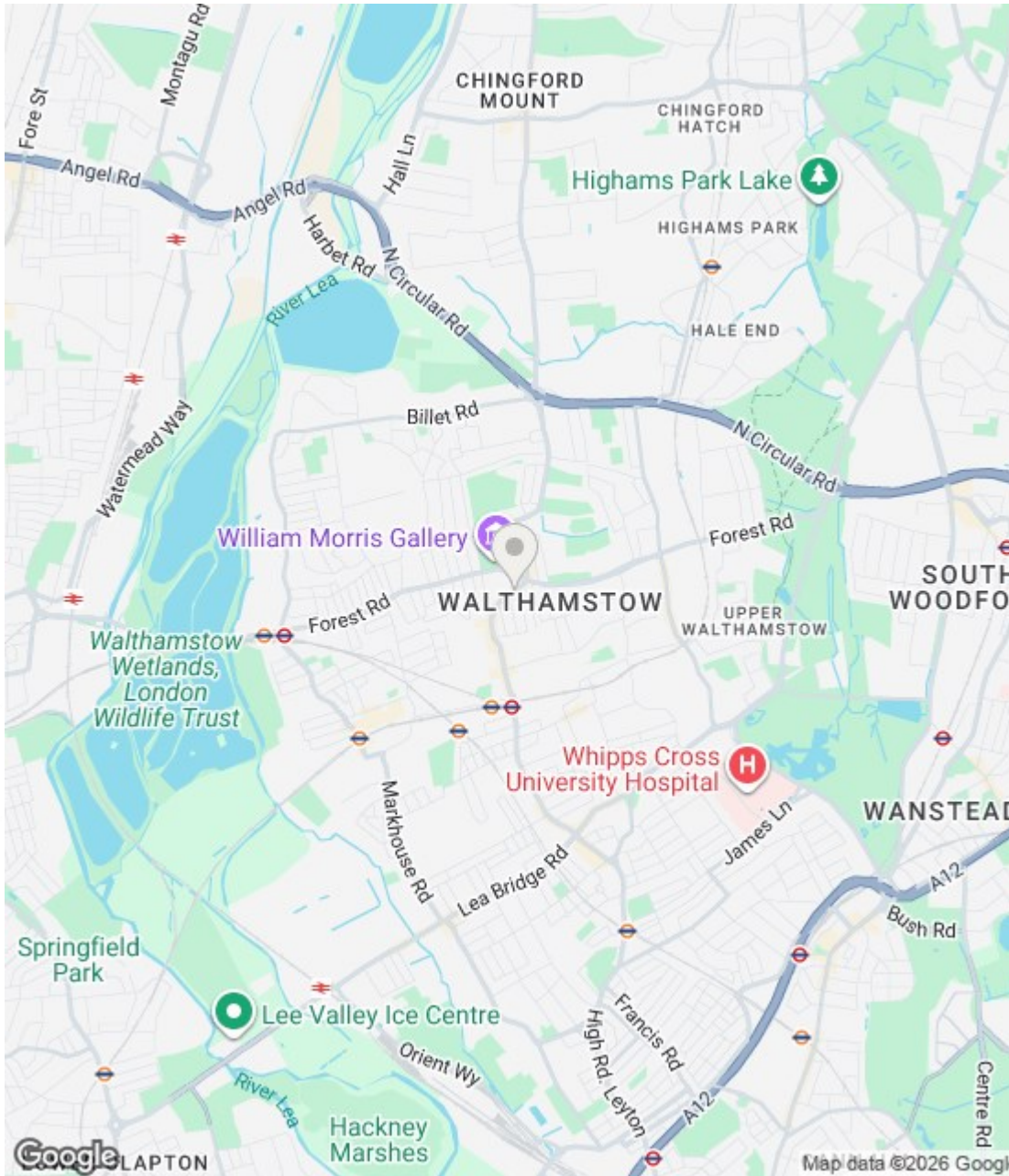
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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