

## **LOCK UP SHOP TO LET:**

**40 HOE STREET, WALTHAMSTOW, LONDON E17 4PH**

**A1/A2/A3/A5 LICENCE**



### **LOCATION**

**This property is situated on Hoe Street (A112) close to the Bell Pub junction with Forest Road (A503) and Chingford Road (A112). The property is within close proximity to the North Circular (A406) and M11. Walthamstow Central train station and the vibrant Walthamstow Market are within walking distance.**

## **ACCOMODATION**

The accommodation comprises of a ground floor lock up shop:

Internal Width 14 ft  
Internal Depth 45 ft  
Total Shop Area 434 sq.ft (40.3 sq.m)

Kitchen  
W.C  
Yard

## **LEASE**

A new full repairing and insuring lease will be granted for a term to be agreed subject to periodic rent reviews.

## **RENT**

£14,000 per annum.

## **RATES**

The local rating authority has verbally advised us the property is currently assessed as follows:

Rateable Value: £7,000

Interested parties are advised to make their own enquiries as to the exact rates payable.

## **LEGAL COSTS**

Both Parties to bear their own costs.

## **VIEWING**

Strictly by appointment through sole agents James Berlin & Associates 020 8551 1011

EPC Certificate available upon request.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy themselves as to the correctness of such statements and these particulars.