



E-Class Unit TO LET

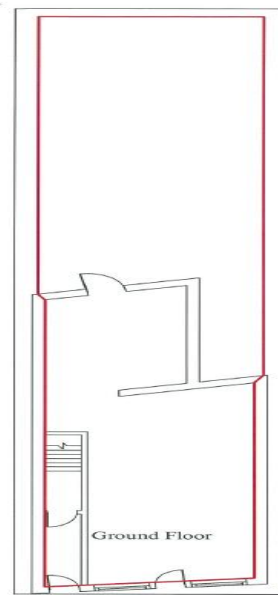
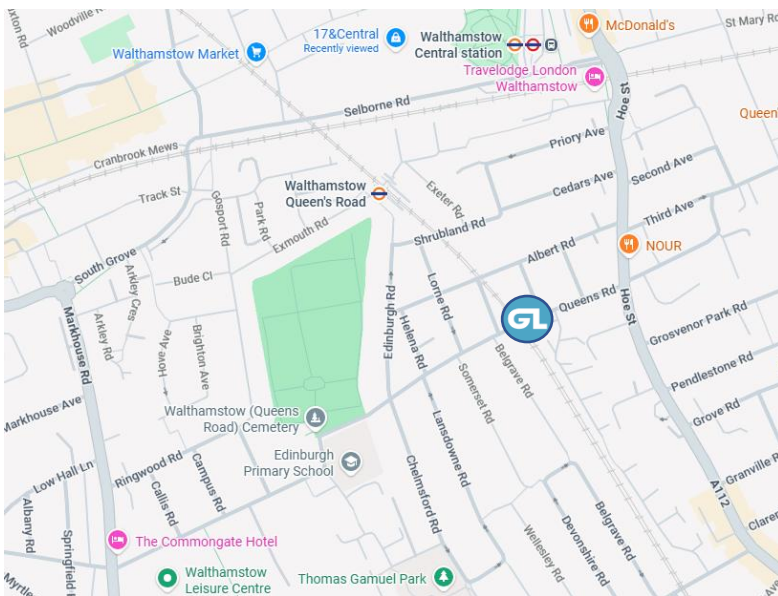
52 Queen's Road, Walthamstow, London, E17 8PX
700 SQ FT (65 SQ M.)

Location: The property is located in a small parade near the junction with Hoe Street (A112). Walthamstow Town Centre and Walthamstow Central station (Overground and mainline services) are conveniently situated less than half a mile from the property. The A112 (Hoe Street/High Road) leads directly to Leyton, providing excellent access to the A12 in both directions.

Description: This prominent ground-floor retail unit is superbly situated within a highly sought-after and active commercial parade operating alongside an established pharmacy and a niche cluster of successful fabric-related businesses. Offered on a new lease, the fully self-contained premises feature an expansive glazed frontage, a secure roller shutter, suspended ceilings with integrated LED lighting together with a kitchenette and WC facilities. It presents a great opportunity for a variety of retail, showroom, or boutique operators seeking a great position on popular parade.

- GL GOOD LOCATION**
- GL NEW LEASE**
- GL WIDE FRONTAGE**

- GL STRONG FOOTFALL**
- GL NO PREMIUM**
- GL AVAILABLE IMMEDIATELY**



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £19,500 per annum

SERVICE CHARGE: TBC.

VAT: VAT is not applicable.

EPC: The NDEA EPC for this property is 'TBC'.

RATES: The current Rateable Value is £15,250 (this is not the amount you will pay), details can be found by [clicking here](#).

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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