



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£14,500 PER ANNUM

- Ground floor lock-up shop
- Approx 327 sq ft
- Suitable for a variety of uses
- Hoe Street location

129 HOE STREET, WALTHAMSTOW, LONDON, E17 4RX



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  
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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 lock-up shop which traded as a hair salon for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales Area: 327 sq ft (30.4 sq m).

W/c.

All areas quoted are approximate only.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £14,500 per annum.

#### Business Rates

The premises will need to be reassessed by the Rating Authority.

#### Legal Costs

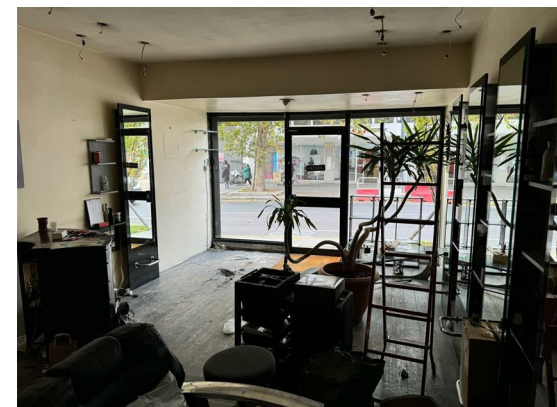
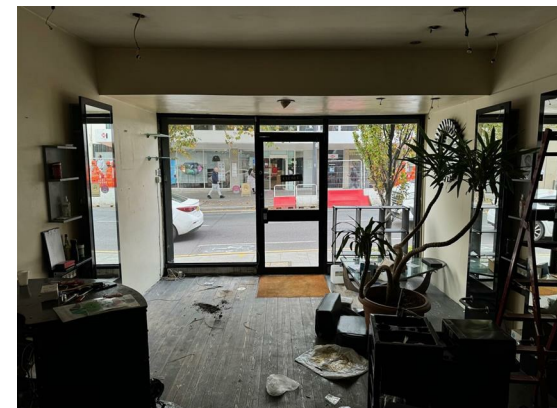
To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an EPC rating of D.



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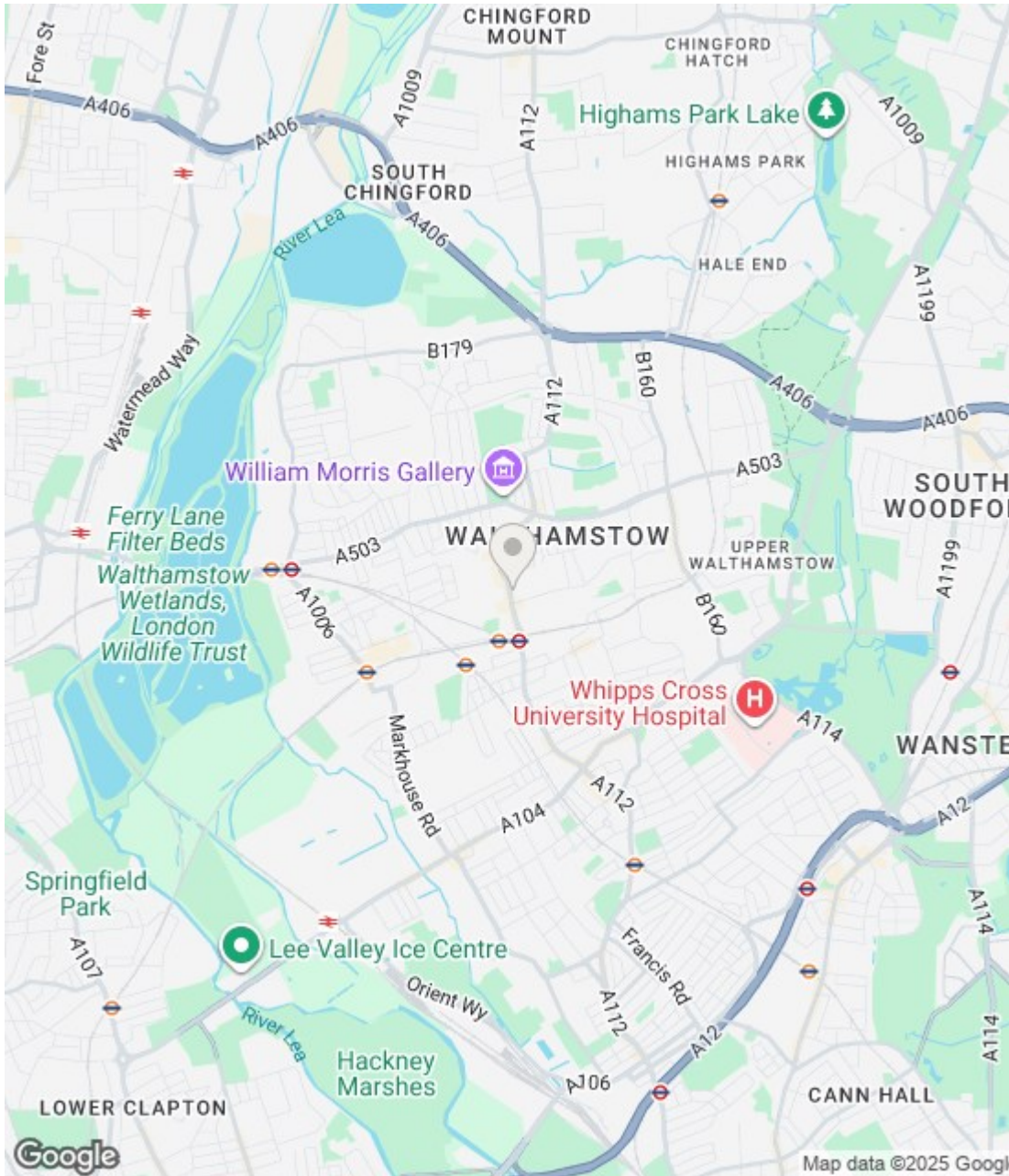
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	56
(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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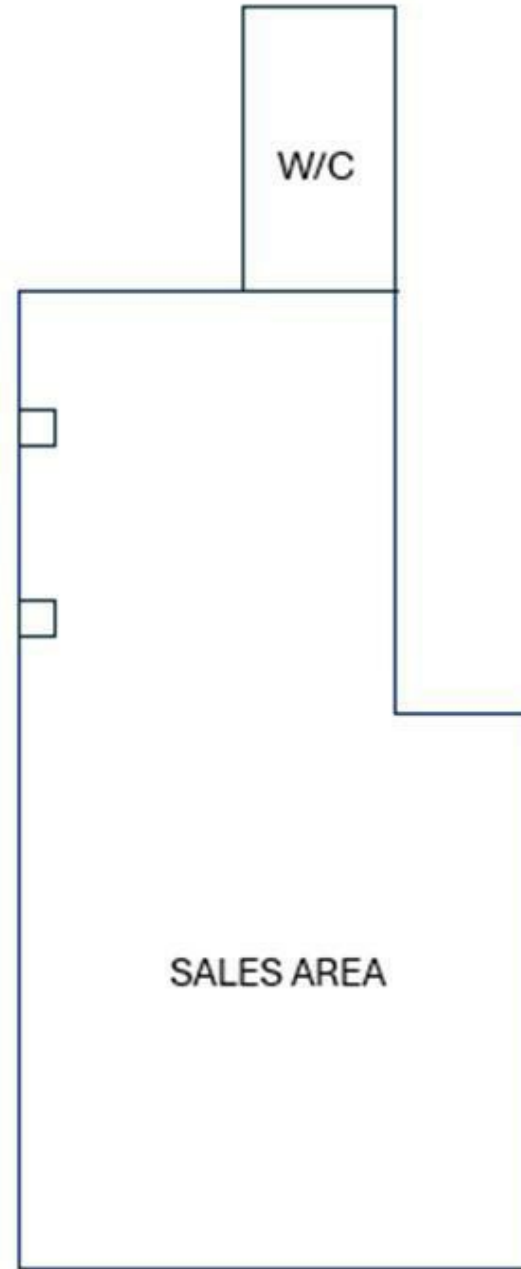
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