



3 Central Parade, Hoe Street, London, E17 4RT

Ground floor unit in prime Walthamstow opposite the station. Flexible, well-presented space ideal for retail, office or creative uses.

- Prime Local Retail Parade
- Versatile Ground Floor Unit with Basement
- High Footfall Location
- Close to Walthamstow Underground Station and Bus Depot

3 Central Parade, Hoe Street, London, E17 4RT

Summary

Available Size	954 sq ft
Rent	£28,000 per annum
Rates Payable	£12,225.50 per annum We recommend any ingoing tenant make further enquiries to the local authority.
Rateable Value	£24,500
EPC Rating	D (91)

Description

Located within a well-known parade, this ground floor commercial unit offers flexible space suitable for retail, office, creative, or community use (subject to planning). The unit benefits from excellent frontage, natural light, and with a lower ground floor, creating an appealing environment for businesses looking to establish themselves in a thriving, high-footfall location close to Walthamstow's transport and retail amenities. WC's provided to the rear with an open plan area in the basement.

Location

Central Parade occupies a prominent position on Hoe Street in the heart of Walthamstow, close to Walthamstow Central Station (Victoria Line & Overground) and bus interchange, ensuring exceptional connectivity. The location benefits from heavy footfall and sits within a lively mix of independent shops, eateries, cafés, and creative spaces, making it an ideal base for businesses seeking strong local presence in this fast-evolving part of East London. It's also located the newly developed Soho Theatre, a 960 seat cultural venue.

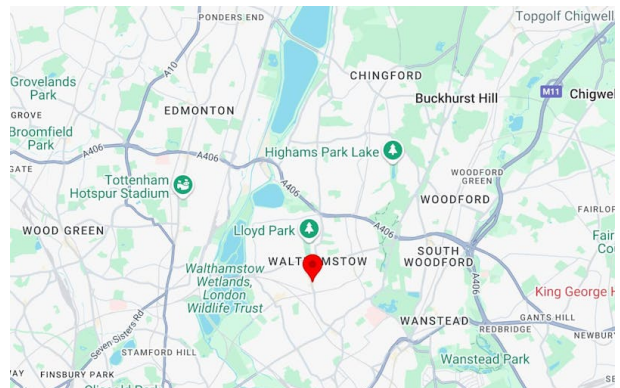
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	646	60.02
Basement	308	28.61
Total	954	88.63

Terms

A new FRI lease is available for a term to be agreed. The ingoing tenant is to be responsible for the landlords surveyor and legal fees. Legal fees expected to be £2,800 (No VAT) Surveyor fees are £750 + VAT.



Viewing & Further Information

Latif Acisu

020 8221 9614 | 07487216389
latif.acisu@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 21/11/2025