



## 2 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

# 2 Central Parade, Hoe Street, London, E17 4RT

## Summary

|                |  |
|----------------|--|
| Available Size | 911 sq ft  |
| Rent           | £27,500 per annum  |
| Rates Payable  | £11,601.75 per annum<br>We recommend any ingoing tenant make further enquiries to the local authority. |
| Rateable Value | £23,250  |
| EPC Rating     | C (62)   |

## 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 a small kitchen space in the basement area.

## 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.

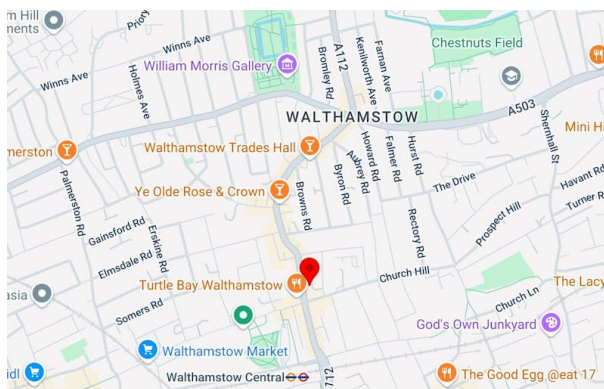
## Accommodation

The accommodation comprises the following areas:

| Description       | sq ft      | sq m         |
|-------------------|------------|--------------|
| Ground floor area | 631        | 58.62        |
| Basement          | 280        | 26.01        |
| <b>Total</b>      | <b>911</b> | <b>84.63</b> |

## 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

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