

CREATIVE COMMERCIAL SPACES IN THE HEART OF WALTHAMSTOW

HATHERLEY MEWS, WALTHAMSTOW, E17 4QP

Walthamstow's New Cultural Destination

Spaces from 215 sqft Up To 1,195 sqft

Hatherley Mews is a characterful and evolving commercial destination in the heart of Walthamstow, offering a collection of refurbished, self-contained units set within a distinctive cobbled mews environment. Owned by the London Borough of Waltham Forest, the scheme forms part of a wider regeneration initiative focused on creating a vibrant hub for independent businesses, creatives, and community-led operators.

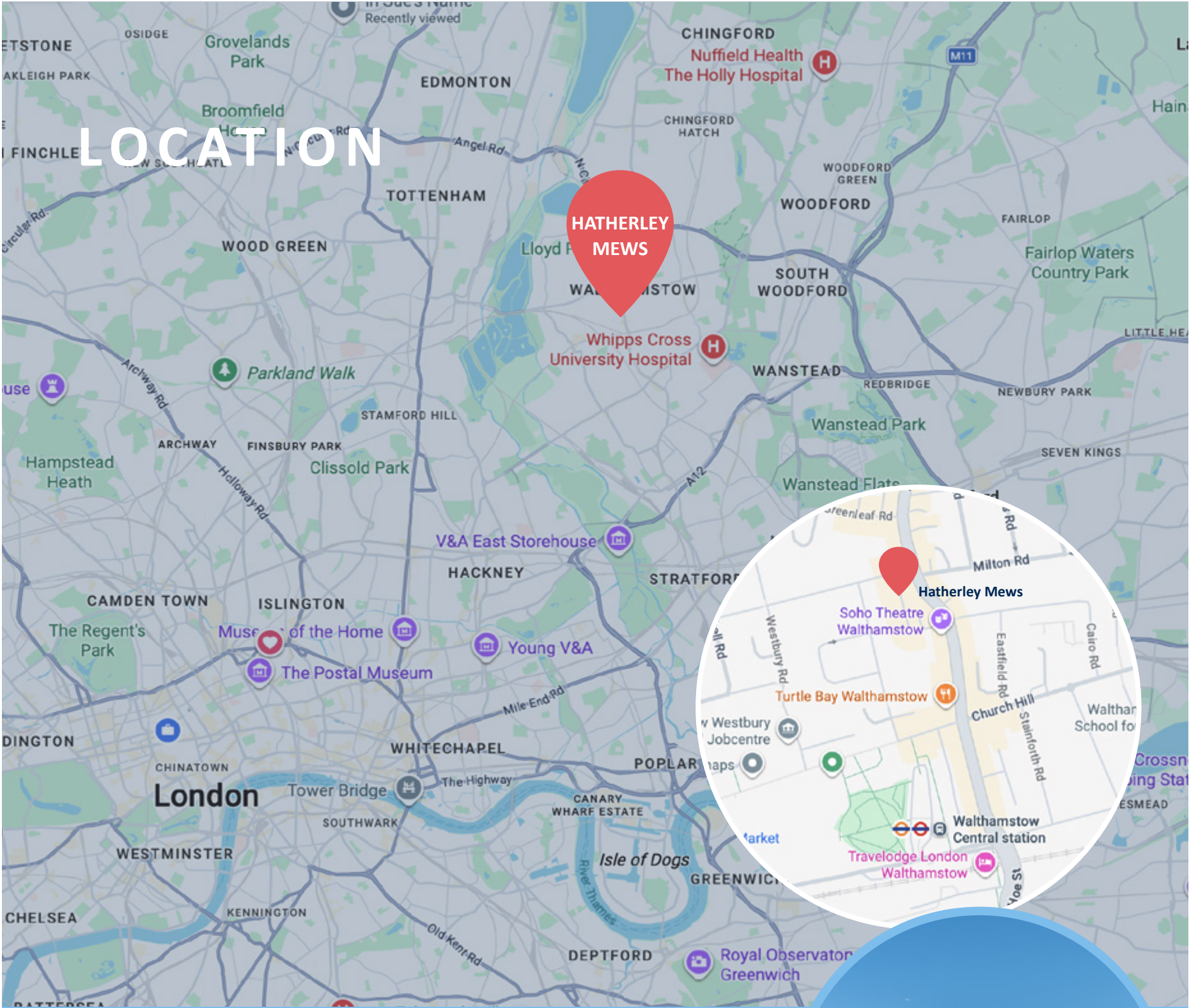
HATHERLEY MEWS E17 4QP

Offered on behalf of

PLACE MAKING

Hatherley Mews is located just off Hoe Street, in the heart of Walthamstow, one of east London’s most vibrant and evolving town centres. The area benefits from a strong mix of independent cafés, restaurants and creative businesses, generating consistent local footfall throughout the day and evening.

The scheme sits immediately adjacent to the new Soho Theatre Walthamstow, a significant cultural landmark that attracts visitors from across London and beyond. The 900 seat theatre is bringing more footfall, particularly in the evenings, supporting food, beverage and leisure operators and enhancing the wider appeal of the area as a cultural and social destination.



Walthamstow Central Station (Victoria Line and Overground) is within a short walk, providing fast access into Central London, with excellent road links via the A406 North Circular Road and nearby green spaces including Walthamstow Wetlands and Lloyd Park.



THE SPACE

Hatherley Mews offers a collection of commercial units arranged across predominantly ground floor frontages, alongside a number of larger, multi-level spaces capable of accommodating a range of occupiers. Set within a traditional cobbled mews, the units combine historic charm with a considered programme of refurbishment, designed to deliver flexible, commercial space suited to modern business requirements.

The accommodation will be provided in a combination of shell and core and white box condition, with key services installed, enabling incoming tenants to undertake bespoke fit-outs tailored to their brand and operational needs. Select units will benefit from new and shopfronts, improving visibility, frontage and interaction with the wider mews environment.

The vision for Hatherley Mews is to create a community of independent businesses, bringing together a diverse mix of retail, food and beverage, leisure, creative and studio occupiers. The flexibility of the spaces allows for a broad range of uses, from cafés and wellness operators to makers, designers and hybrid workspace concepts, all contributing to a lively and engaging destination.



Unit / Lot	Size (m ²)	Size (ft ²)	Quoting Rent (£ pa)
Units 1–4 (combined)	37.0	398	£15,970
Unit 5	25.0	269	£10,760
Unit 6	22.0	237	£9,480
Unit 7	20.0	215	£8,600
Unit 8	107.0	1,152	£40,320
Unit 10	90.0	969	£33,915
Unit 10ABC First floor	111.0	1,195	£29,875
Units 17 + 29 + 31 (combined floors)	78.5	845	£33,800
Units 18 + 19 + 20 + 22 (combined floors)	100.0	1,076	£26,900
Unit 37	19.5	210	£8,400
Unit 37A	18.5	199	£7,960



By combining flexible unit configurations, thoughtful refurbishment and a strong placemaking strategy, Hatherley Mews presents a rare opportunity to establish a presence within a distinctive East London setting — one that is designed not just for occupation, but for collaboration, creativity and long-term growth.

AN ESTABLISHED COMMUNITY

Hatherley Mews is already home to a strong and growing mix of independent operators, helping to shape its identity as a thriving commercial and cultural hub. Nearby, the arrival of Soho Theatre Walthamstow has already elevated the area's profile and reinforced its position.

Within the mews itself, there are already established and popular occupiers, including East of Eden, movement studios and café, Skandihaus, ceramics studio offering classes and pottery painting and Sodo, serving pizza and drinks. highly regarded independent restaurant. Together, these businesses create a diverse

and complementary mix, driving consistent activity throughout the day and into the evening.

This existing foundation provides an excellent platform for new occupiers. Prospective tenants will have the opportunity to join and contribute to a carefully evolving community of independent businesses, enhancing the overall offer and helping to establish Hatherley Mews as a recognised destination for food, leisure, creativity and local enterprise.



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Dobbin & Sullivan
Chartered Surveyors, Estate Agents

This image is an AI-generated visualisation intended for illustrative purposes only to demonstrate the potential future appearance of Hatherley Mews.

THE DETAIL

Permitted Opening Hours

The permitted opening hours are as follows:

Sunday to Thursday: 08:00 – 23:00 | Friday, Saturday & Bank Holidays: 08:00 – 00:00

Waltham Forest Council would be willing to consider later licensing applications

Specification & Utilities

The units will be delivered in a combination of shell and core and white box condition, with essential services including electricity and water provided. This approach allows occupiers the flexibility to undertake bespoke fit-outs tailored to their individual operational and branding requirements.

Rent

Further details available on request and registration with the D&S Team. VAT is applicable.

Service Charge

A service charge will be payable, with costs to be confirmed on a unit-by-unit basis.

EPC

Energy Performance Certificates will be available upon completion of the refurbishment works.

Business Rates

Business rates will be assessed following occupation. Interested parties are advised to make their own enquiries with the local authority to verify the rates payable.

Legal Costs

The ingoing tenant will be required to provide a contribution of £1,000 towards the council's legal fees incurred i the transaction.

WHAT WE’RE LOOKING FOR

We are seeking occupiers who will contribute to a thriving destination, appealing to both the local community and visitors drawn to this evolving cultural quarter.

We welcome interest from a broad range of operators, with a particular focus on food and beverage uses such as cafés, bakeries, coffee shops and light dining concepts, alongside creative retail, independent brands and experience-led operators. The scheme is equally suited to creative studios, makers, designers and hybrid workspace concepts that combine production with customer engagement.

Above all, we are looking for businesses that value community, collaboration and individuality — occupiers who will enhance the overall environment and contribute to Hatherley Mews as a destination in its own right.



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WHAT WE NEED FROM YOU

To ensure a high-quality and complementary mix of occupiers, all prospective tenants will be required to submit a formal proposal for consideration. This should include a clear business plan outlining the proposed use, brand concept, target market and operational approach, together with a comprehensive landlord pack providing supporting information on the business and its principals.

As part of this process, applicants will also be expected to demonstrate their financial capability to establish and operate from the premises, including details of funding, trading history (where applicable) and any relevant experience.

All submissions will be reviewed by the London Borough of Waltham Forest as part of the selection process, with a focus on securing a strong, sustainable and complementary mix of occupiers that aligns with the overall vision for Hatherley Mews.

Proposals are to be submitted to Dobbin & Sullivan by 30th August 2026



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WHY HATHERLEY MEWS

- Prime Walthamstow location just off Hoe Street
- Adjacent to Soho Theatre Walthamstow
- Strong existing occupier base
- Characterful mews environment
- Flexible Class E uses
- Curated mix of independent businesses
- Excellent transport connectivity

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SUBMIT YOUR APPLICATION



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We look forward to discussing your interest in Hatherley Mews.



Engage with our posts, share your thoughts, and stay up-to-date with all the exciting developments at Dobbin & Sullivan. We look forward to connecting with you!

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