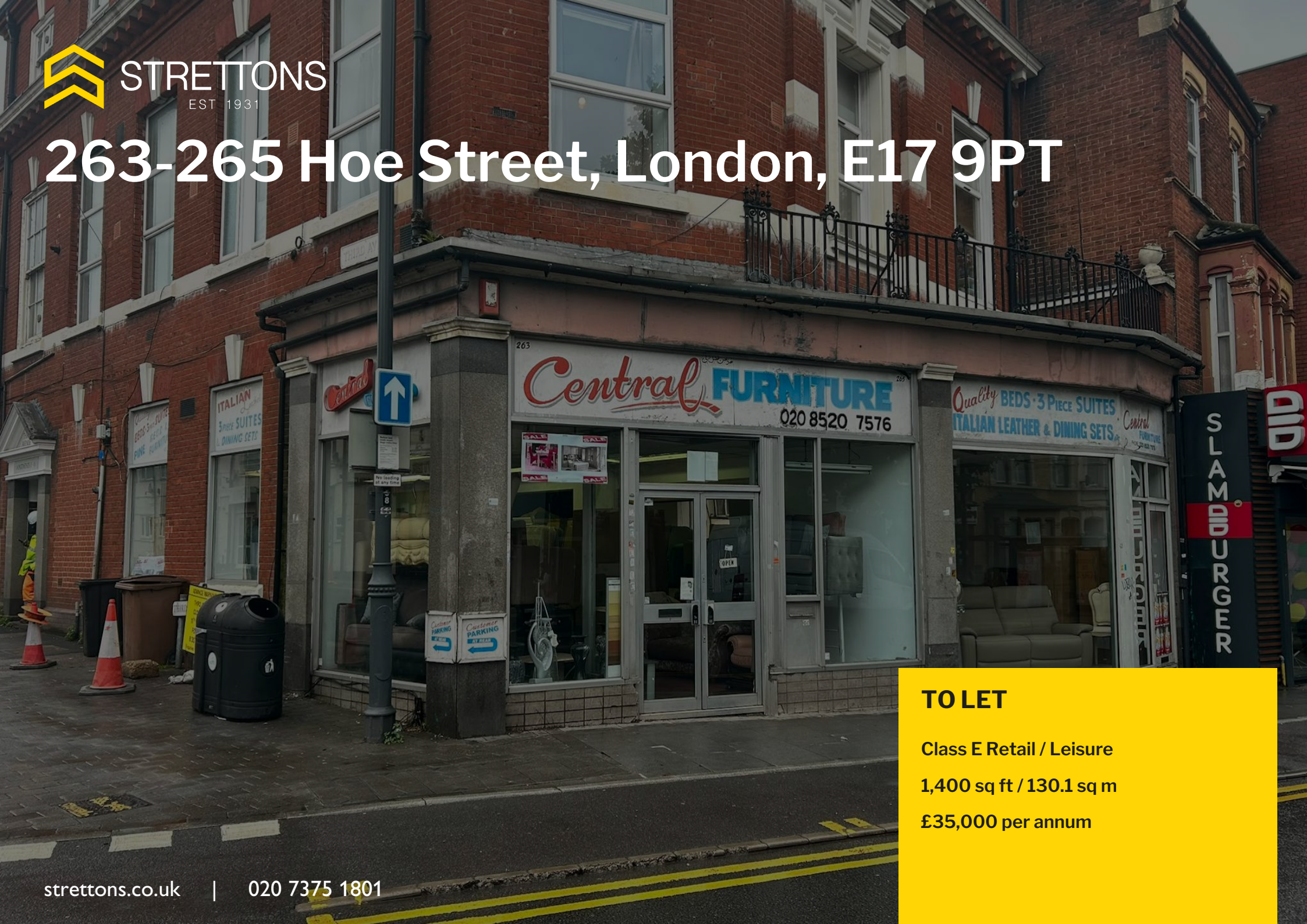


263-265 Hoe Street, London, E17 9PT



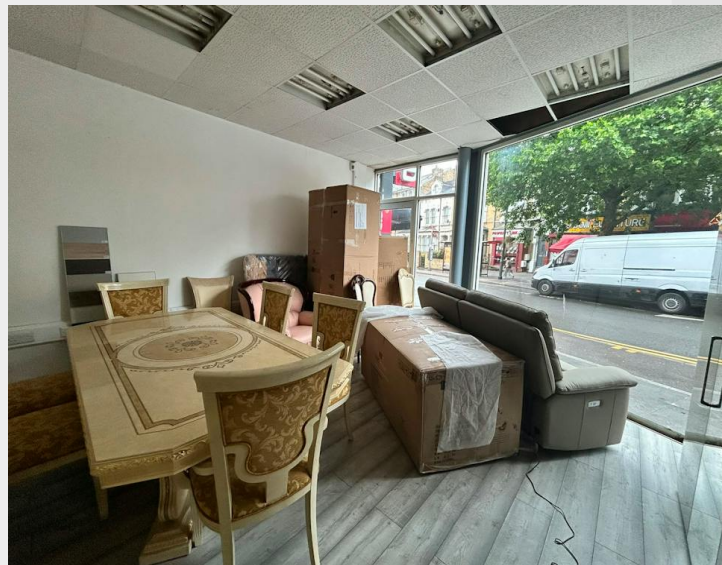
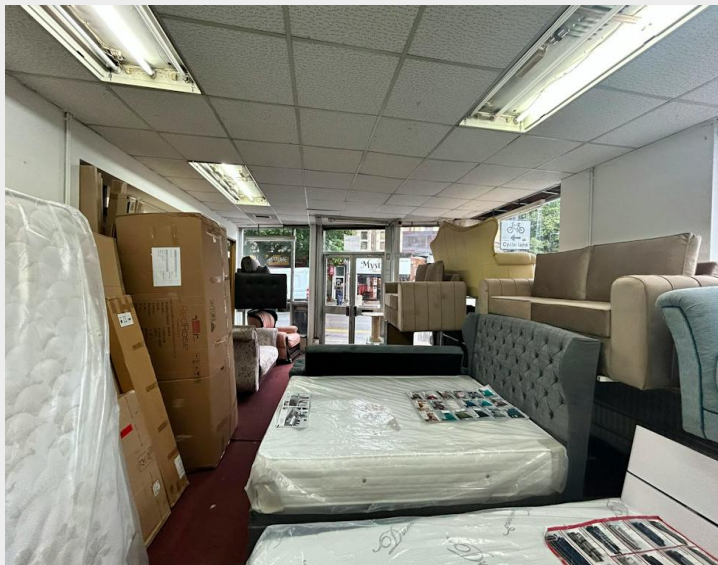
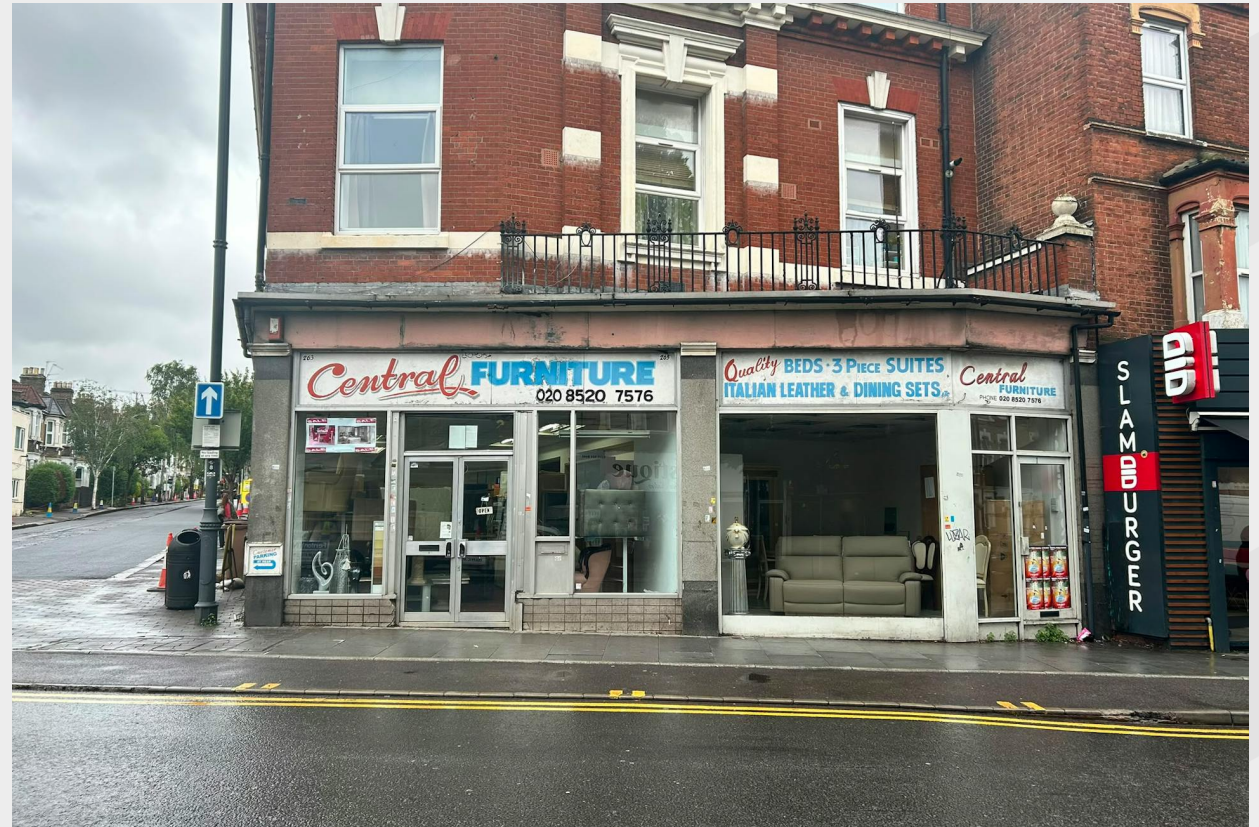
TO LET

Class E Retail / Leisure

1,400 sq ft / 130.1 sq m

£35,000 per annum

Prominent return frontage ground floor Class E retail unit, located on Hoe Street.



- Generous off street parking provisions
- Prominent double glazed return frontage
- Large versatile open plan floor plate
- Class E suitable for a variety of occupiers
- WC facilities
- Double-fronted unit with separate entrances onto Hoe Street.

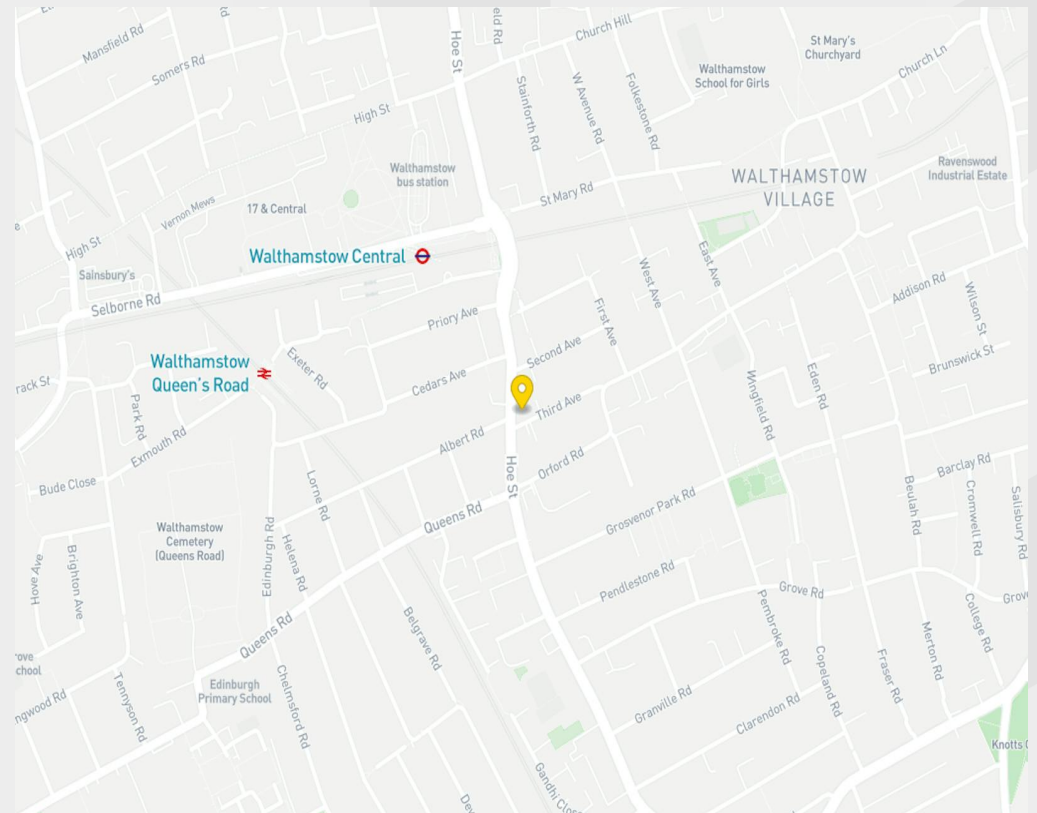


Description

The premises comprises a prominent ground floor return frontage retail unit of approximately 1399 sq ft offering excellent visibility and branding potential onto Hoe Street. Internally, the unit boasts an open-plan, versatile floorplate suitable for a variety of Class E uses, with excellent ceiling heights throughout, measuring 2.93m to the suspended ceiling and 3.84m to the structural ceiling. Additionally, there is a generous rear courtyard offering off-street parking provision, together with WC facilities.

Location

Situated on the west side of Hoe Street, the premises occupies a prominent position within short walking distance of Walthamstow Central Station, providing direct connections to Liverpool Street, King's Cross, Oxford Circus and Victoria. The premises is within close proximity to a range of national occupiers, enhancing the immediate trading environment and footfall. The area also benefits from good road links to the A12, M11 and A406 North Circular Road.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	EPC	Availability
Ground	1,400	130.06	£22,338.75 /annum	C (64)	Available
Total	1,400	130.06			

Tenure

Upon enquiry

EPC

C (64)

VAT

Upon enquiry

Configuration

Upon enquiry

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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