



242 Hoe Street

London, E17 3AX

Fully Fitted Sit down and Grab & Go Style Fast Food Premises on Busy East London High Street

1,100 sq ft
(102.19 sq m)

- High Footfall Location
- Fully Fitted Grab & Go Style Food Premises
- Close to Key Name Operators
- Recently Refurbished
- Busy Location Every Day Of The Week

242 Hoe Street, London, E17 3AX

Summary

Available Size	1,100 sq ft
Passing Rent	£33,000 per annum
EPC Rating	Upon enquiry

Description

The property comprises a ground floor restaurant unit forming part of a traditional terrace on the east side of Hoe Street. The unit benefits from excellent street frontage, strong visibility, and consistent local trade from the surrounding residential and commercial community.

The accommodation is arranged on the ground floor, currently fitted to a good restaurant specification, providing both dine-in and takeaway capability.

Key features include:

Wide glazed shopfront with excellent street presence

Customer seating area with counter servery

Fully fitted commercial kitchen with extract system (Electric)

Air conditioning and modern lighting throughout

Ancillary storage and WC facilities to the rear

The premises are in good condition and suitable for continued use as a restaurant, café, or takeaway.

Location

The property is prominently located on Hoe Street, in the heart of Walthamstow, one of East London's most vibrant and fast-evolving neighbourhoods. Hoe Street serves as a key arterial route through Walthamstow, linking Walthamstow Central with Lea Bridge Road, and benefits from high pedestrian and vehicular traffic throughout the day.

Walthamstow Central Station (Victoria Line and London Overground) is less than a 5-minute walk away, offering direct connections to King's Cross, Oxford Circus, and Liverpool Street, making the location highly accessible to both local residents and visitors.

Nearby occupiers include Franco Manca, Nando's, Pizza Express, and a variety of independent cafés, breweries, and creative studios, contributing to the area's dynamic and youthful atmosphere.

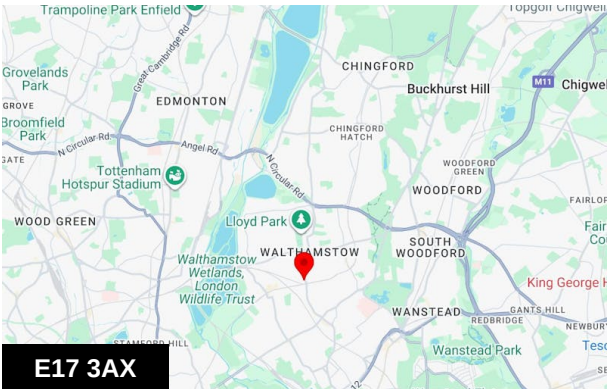
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	1,100	102.19
Total	1,100	102.19

Tenure

An assignment of the existing lease with 12 years remaining, subject to a rent review



Viewing & Further Information



Morris Greenberg
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in 2 years and then 5 yearly thereafter.

Passing Rent

£33,000pax

Premium

Upon Application to include the leasehold interest and all fixtures and fittings

VAT

All figures quoted may be subject to VAT

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.