



Ground floor

102 Hoe Street, London, E17 4QS

Retail unit To Let in the heart of Walthamstow

424 sq ft

(39.39 sq m)

- New lease
- Available now
- Suitable for a variety of Class E uses
- High footfall
- Short walk to Walthamstow Central Station (Victoria Line, Overground & National Rail)
- Excellent glazed frontage

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Summary

Available Size	424 sq ft
Rent	£22,000 per annum
Business Rates	N/A
Service Charge	No service charges. The buidling insurance cost is approx. £500 per year.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

An excellent opportunity to lease a well-positioned ground floor retail unit on the busy Hoe Street in the heart of Walthamstow. The property occupies a prominent frontage on one of the area's main commercial thoroughfares, benefiting from strong pedestrian footfall and a wide mix of independent retailers, cafés, restaurants and national occupiers.

The property comprises 424 sq ft of ground floor retail accommodation together with a private rear outdoor space extending to approximately 493 sq ft. The accommodation provides an open-plan retail area with an attractive glazed frontage, offering excellent natural light and strong branding opportunities. The generous outdoor space provides additional flexibility and may suit a range of occupiers.

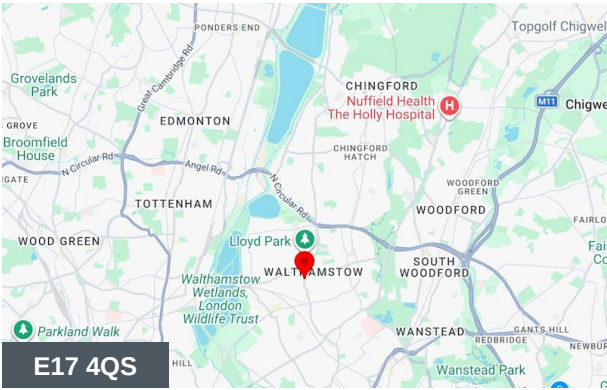
Location

The property occupies a prominent position on Hoe Street, Walthamstow's principal retail thoroughfare and one of East London's busiest commercial destinations. Walthamstow Central Station (Victoria Line, London Overground and National Rail services) is approximately a 5-minute walk from the property, providing direct access to King's Cross St Pancras, Oxford Circus and Liverpool Street. The property also benefits from excellent road connectivity via the A406 North Circular Road and the M11, offering convenient access across London and Essex.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	424	39.39	Available
Outdoor	493	45.80	Available
Total	917	85.19	



Viewing & Further Information



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Energy performance certificate (EPC)

Quarters
102 Hoe Street
LONDON
E17 4QS

Energy rating

D

Valid until: **15 May 2028**

Certificate number: **9791-3075-0987-0300-9395**

Property type **B1 Offices and Workshop businesses**

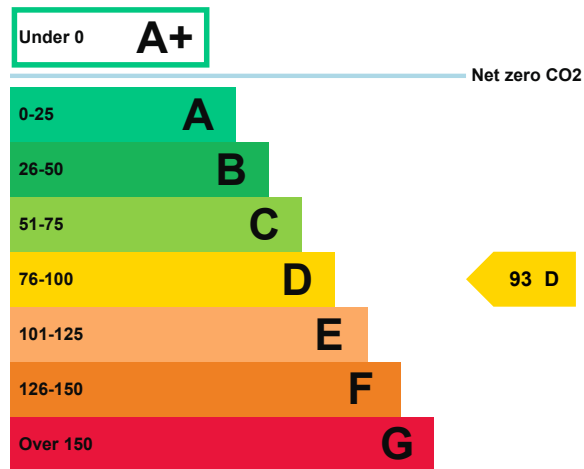
Total floor area **37 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 B

If typical of the existing stock

103 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	63.56
Primary energy use (kWh/m ² per year)	373

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-0348-9979-1795-3006\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Umair Baig
Telephone	07487693657
Email	umairnaeembaig@gmail.com

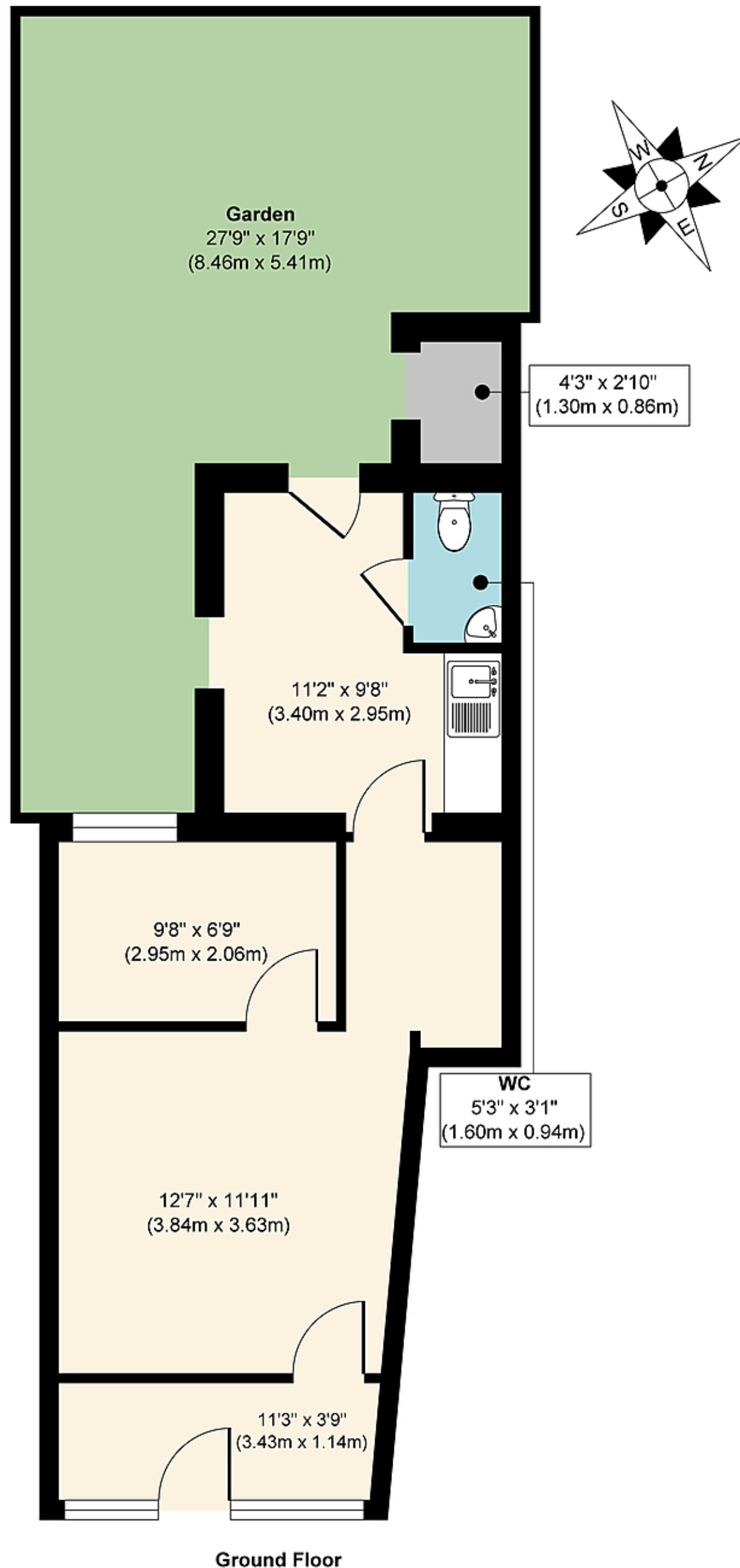
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204942
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2018
Date of certificate	16 May 2018



Approx. Gross Internal Floor Area 424 sq. ft / 39.39 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property