

EXPRESSIONS OF INTEREST: Commercial Units A, B & C, EMD Theatre, 186 Hoe Street, London E17 4QH



Artist's Impression of Hoe Street Frontage

DESCRIPTION:

The site comprises a Grade II* listed super cinema, recognised to be of national significance as a rare surviving example of the extravagant and flamboyant work of the Granada Group, their famed architect, Cecil Aubrey Masey, and interior designer, Theodore Komisarjevsky, at the height of the cinema boom of the 1930s. The building is loved by local people, who have campaigned relentlessly and in large numbers for about 15 years for it to be restored as an entertainment venue.

In an innovative partnership with Soho Theatre, the EMD cinema will be transformed into a 950-seat theatre, bar and restaurant, community space, and more. The £25m investment into the venue's revival is part of the Council's London Borough of Culture legacy commitment to place culture at the heart of its communities.

Soho Theatre's wide-ranging programme will be announced towards the end of 2021. It is set to feature some of the biggest names in UK and international comedy as well as an annual pantomime and special events (from music to screenings and performance) alongside dedicated community, education and schools' programmes.

The venue will open in spring 2022 and is expected to become a magnet for visitors wanting to experience world-class culture in the borough, helping to boost the local evening and night-time economy and support our existing businesses.

The Council has extensively consulted local residents and businesses when developing its plans, which respect the heritage of the much-loved Art Deco building and seeks to maintain its appearance, as well as the design and character of the interior and the main façade.

The Council is working with developer Willmott Dixon Interiors and architects Pilbrow & Partners. The main refurbishment will begin immediately and is expected to complete in Spring 2022.

As part of the refurbishment there will be three commercial units created, two on the ground floor and one on the first floor, all fronting Hoe Street.

Please click the link below for an overview and visualisation of the project:

<https://nla.london/videos/emd-walthamstow-theatre>

What happens when?

- Main refurbishment started in summer 2020
- Work is expected to finish in spring 2022

The newly refurbished theatre will be in the heart of Walthamstow's shopping area and will be the focal point of the area. It is adjacent to 'The Scene' which comprises of five restaurants including Turtle Bay, Nando's, Five Guy's (who have just agreed terms) and a Nine-screen Empire cinema and a brand-new Heavenly Dessert Restaurant.

Also close to Walthamstow market, Selbourne Walk and numerous independent shops and stalls, alongside the high street brands, means Walthamstow itself is great for shopping and Dine-in. The Victoria Line station at Walthamstow is just a short 5-minute walk away, so has great access to the City and is 5 minutes by road from the A406 North Circular, we near by car parking at The Mall.

The new commercial units are suitable for numerous uses including E (The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) i.e. restaurant and café, takeaway and drinking establishments.

The council is seeking expressions of interest from innovative and unique businesses for this new exciting opportunity.

Floor Areas: (see layout plans at Appendix 1)

Unit A (ground floor) GIA 135.1 m² (1,455 ft²)

Unit B (ground floor) GIA 65.1 m² (705 ft²)

Unit C (first floor) GIA 297.5 m² (3,202 ft²) with ground floor entrance lobby GIA 42.0 m² (452 ft²).

Final GIA areas subject to slight variation.

If you are interested in finding out more and are serious in expressing an interest, then please get in touch directly with the Council and we are happy to discuss the project with you and potential terms on offer.

CONTACT DETAILS: Without prejudice and subject to contract, to the following address:

Property and Asset Management, London Borough of Waltham Forest | Magistrates Court | Town Hall Complex | 1 Farnan Avenue | London E17 4JF.

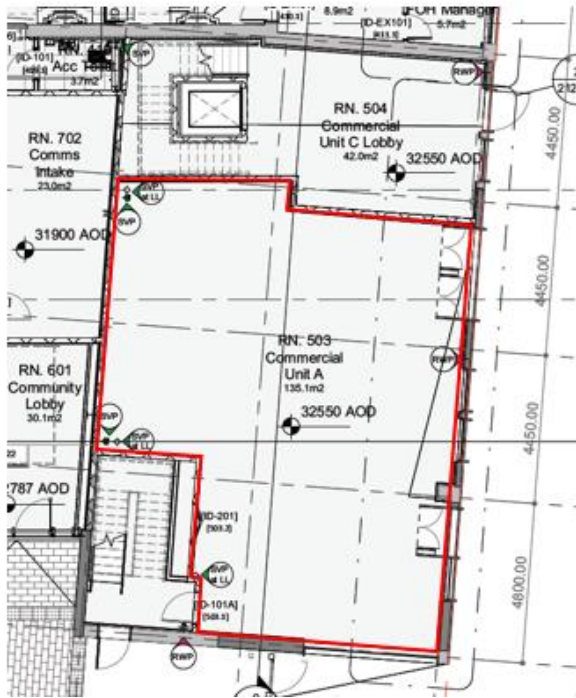
Email: gordon.edwards@walthamforest.gov.uk

Mobile:

Appendix 1

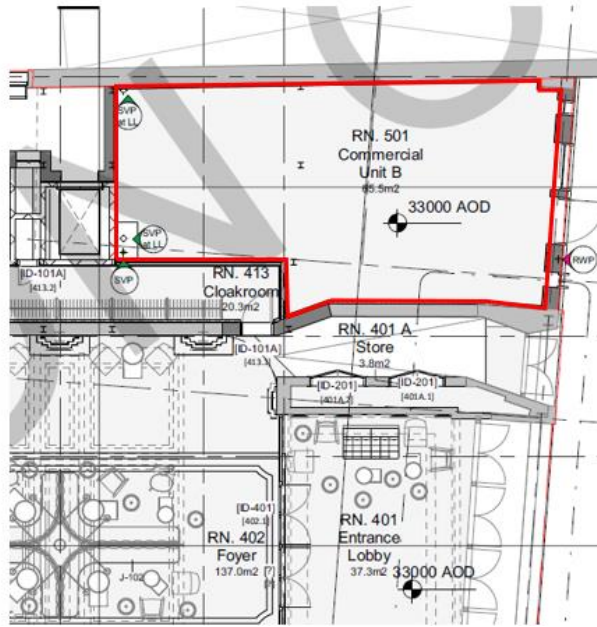
EMD, Hoe Street, E17

UNIT A: 135.1 sqm (1,455 sqft) - Ground Floor



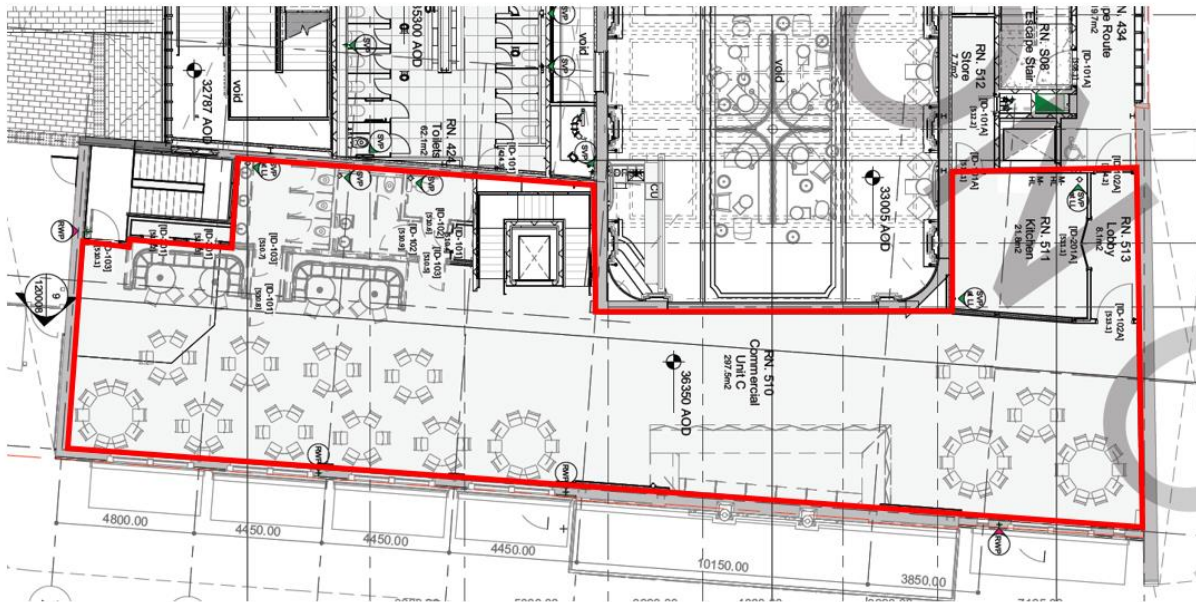
EMD, Hoe Street, E17

UNIT B: 65.5.1 sqm (705 sqft) - Ground Floor



UNIT C: 297.5 sqm (3,202 sqft) - First Floor with Ground Floor entrance lobby c.42.0 sqm (452 sqft)

First Floor



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