



Waltham Forest

To Let

**Unit 5, Central Parade, 137 Hoe St,
Walthamstow E17 4RT**



DESCRIPTION: Retail premises at the heart of Walthamstow's shopping area. Updating required.

Unit is only suitable for A1 Planning Use only, i.e. retail – except food/beverage, café, charities, and hair and beauty salons, or any of the above combination.

Council is seeking an innovative, unique business offer.

Road frontage with direct access to main road and benefit of limited rear access.

FLOOR AREA:

Ground Floor: 72.71 M² (783 FT²)

Basement: 67.74 M² (729 FT²)

TOTAL: GIA 140.45 M² (1,512 FT²) approx.

TERMS: New Full Repairing Insuring lease, **two to five years fixed term**, outside the Landlord & Tenant Act 1954 Part II, secs 24-28.

LEASE BREAK: After two years, three months written notice exercisable by either Landlord or Tenant at any time.

RENT: Rental offers in excess of: £16,000 per annum exclusive (vat not applicable).

BUSINESS RATES:

The rateable value (RV) £16,250.

The rates payable April 2018 - March 2019: £7,800

Unit is not entitled to a Small Business Rate Relief exemption as the rateable value is greater than £15,000. Applicants advised to make their own enquiries and seek professional advise.

SERVICES: None available, tenant to provide own utility arrangements.

INSURANCE: Council to insure building structure – the amount will be recouped from the tenant in addition to the rental payment. Insurance payable April 2018/19 £250 p.a. (approx.). Tenant to insure their own contents and public liability for staff and visitors.

These particulars do not form part of any offer or contract. All statements contained in these particulars are made without responsibility of the vendor/agent/lessor and should not be relied upon as statements or representations of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/agent/lessor does not give any warranty whatsoever in relation to the property.

VIEWING: Internal viewing by prior appointment with the Council's Business Growth & Investment

Email: Business.Growth@walthamforest.gov.uk

FEES: Tenant is responsible for Council's legal fees: £1,250 +vat

DEADLINE: 31 August 2018

LATE APPLICATION: WILL NOT BE CONSIDERED

OFFERS

EMAIL ONLY, subject to contract, to the following address:

Business Growth & Investment , London Borough of Waltham Forest | Magistrates Court | Town Hall Complex | 1 Farnan Avenue| London E17 4JF

Email: Business.Growth@walthamforest.gov.uk

Application must include:

1. Details of your proposed use
2. Business plan
3. Length of lease required (minimum 2 years — max 5 years)
4. Last six months bank statements
5. Mortgagees or landlords reference, two trade referees if applicable
6. A cheque to LBWF for credit check (£30 for each individual, £60 for a company)

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 85

This is how energy efficient the building is.

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