

**111a HOE STREET
WALTHAMSTOW
E17 4RX**

**LONG LEASEHOLD
INTEREST**

FOR SALE

**WITH B1 & D1
(TREATMENT ROOMS)
USE**



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The property is located on the eastern side of A112 Hoe Street at its junction with Cairo Road in the epicentre of Walthamstow.

The area has improved tremendously over recent years and benefits from a fantastic mix of independent and established business's. This is an extremely busy and vibrant location with the subject property overlooking the EMD Cinema.

The area is well served by public transport links with numerous bus routes offering connections to Walthamstow Central to the north and Leyton to the south with Walthamstow Central Station (London Overground and Victoria Line) being within very easy walking distance.



Location of single car parking space in secure rear car park may be subject to change

Accommodation

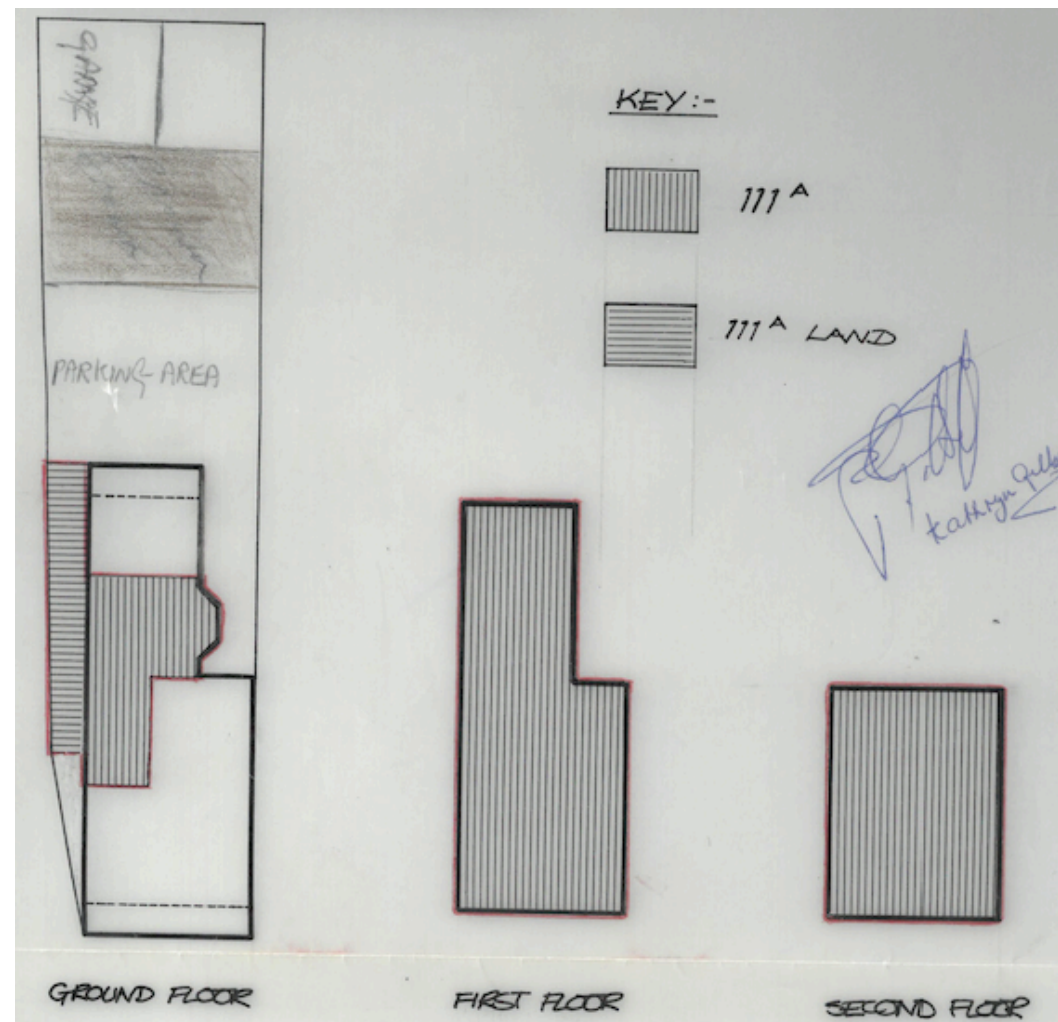
Available accommodation comprises of a self contained upper part over part ground, first and second floors accessed directly from street level via its own front door off of Cairo Road.

The building is configured into various rooms all of which benefit from good levels of natural light. There is a single car parking space accessed via a secure gated car park to the rear of the building.

We understand that the building has been used for almost 20 years as a complimentary health centre under D1 (treatment rooms) use. The premises are in good overall condition benefiting from the following approximate floor areas:

Floor	Sq.ft.	Sq.m.
Ground	121	11.24
First	576	53.51
Second	322	29.91
Total	1,019	94.66

NB. Floor areas quoted on a Net internal basis



FOR INDICATIVE PURPOSES ONLY NOT TO BE RELIED UPON FOR ANY SCALE

Terms

Tenure

Leasehold/Virtual Freehold. An assignment of our clients long leasehold interest for a term of 999 years from 1 January 1984 is available.

Price

Officers are being sought in excess of £425,000 with vacant possession on completion.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Legal costs

The purchaser to be responsible for both parties reasonable legal costs incurred in this transaction.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by arrangement via sole agents as above.



ADAM STEIN & CO

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