

## **A1/A2 SHOP & UPPER PART TO LET**

### ***DUE TO RELOCATION***



## **HOE STREET, BAKERS ARMS, LONDON E17 903 SQ FT (83.96 SQ M)**

### **Ideal For:**

**Insurance Brokers, Bookmakers, Bureau de Change,  
Professional Services, Estate Agency or Retail**

**Location:** Situated on Hoe Street a short distance from the junction with Lea Bridge Road at Bakers Arms at Leyton.

**Description:** Comprising A2 premises which is currently used as an Estate Agency and arranged over ground and first floor. (The first floor is accessed via the retail premises). Benefitting from air conditioning, electric heating, illuminated suspended ceiling and wooden flooring. The premises are thought suitable for a variety of uses.

**Areas:** 12.93 m deep  
5.54 m at widest narrowing to 3.14 m  
3.76 m net frontage  
Including kitchenette/WC area

**Parking:** Parking is available in a car park to the rear at an additional cost (currently £150 per quarter).

**Lease:** Held on a FRI Lease from 24<sup>th</sup> July 2006 for a term of 10 years with a rent review at the end of the 5<sup>th</sup> year at £11,500 pa.

**Business Rates:** London Borough of Waltham Forest – Rateable Value £10,750. Rates Payable approx £4,450 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**