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## 24 HOUR CONVENIENCE STORE BUSINESS FOR SALE



### WALTHAMSTOW, LONDON E17 2,383 SQ FT (221.43 SQ M)

**Location:**

Situated in a busy position in Hoe Street, Walthamstow close to the Town Centre and Station.

**Description:**

Comprising an established convenience store business trading from substantial premises (double fronted) and trading 24 hours.

The business sells a large range of groceries, frozen foods, wines and spirits, tobacco, newspapers and publications, food and cleaning stuffs and lottery.

To the rear of the premises there is parking for 4-5 vehicles and loading facilities.

Full details of turnover available upon request to bona fide enquiries.

**Areas:**

**Sales Area**

Frontage 10.2m wide  
Internal Width 9.8m  
Internal Depth 15.71m

Storage/Office Area 10.74m x 5.07m  
Staff Room/Storage 5.30m x 2.46m

Total Area 221.43 sq m (2, 382 sq ft)

**Lease:**

Held on a 15 year Lease from 2008 at £38,000 pa with 5 yearly rent reviews.

It is also possible to split the shop into 1,500 sq ft, whereby the rent would be £23,000 pa on an existing Lease expiring 2023 (premium negotiable).

**Terms:**

£200,000 (negotiable) is sought for the goodwill, fixtures, fittings and equipment.

**Business Rates:**

London Borough of Waltham Forest. We are informed that the rates payable for 2009/2010 are £15,000 pa. 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:**

**Strictly by appointment only**  
**Via Claridges Commercial – 0845 205 0007**