

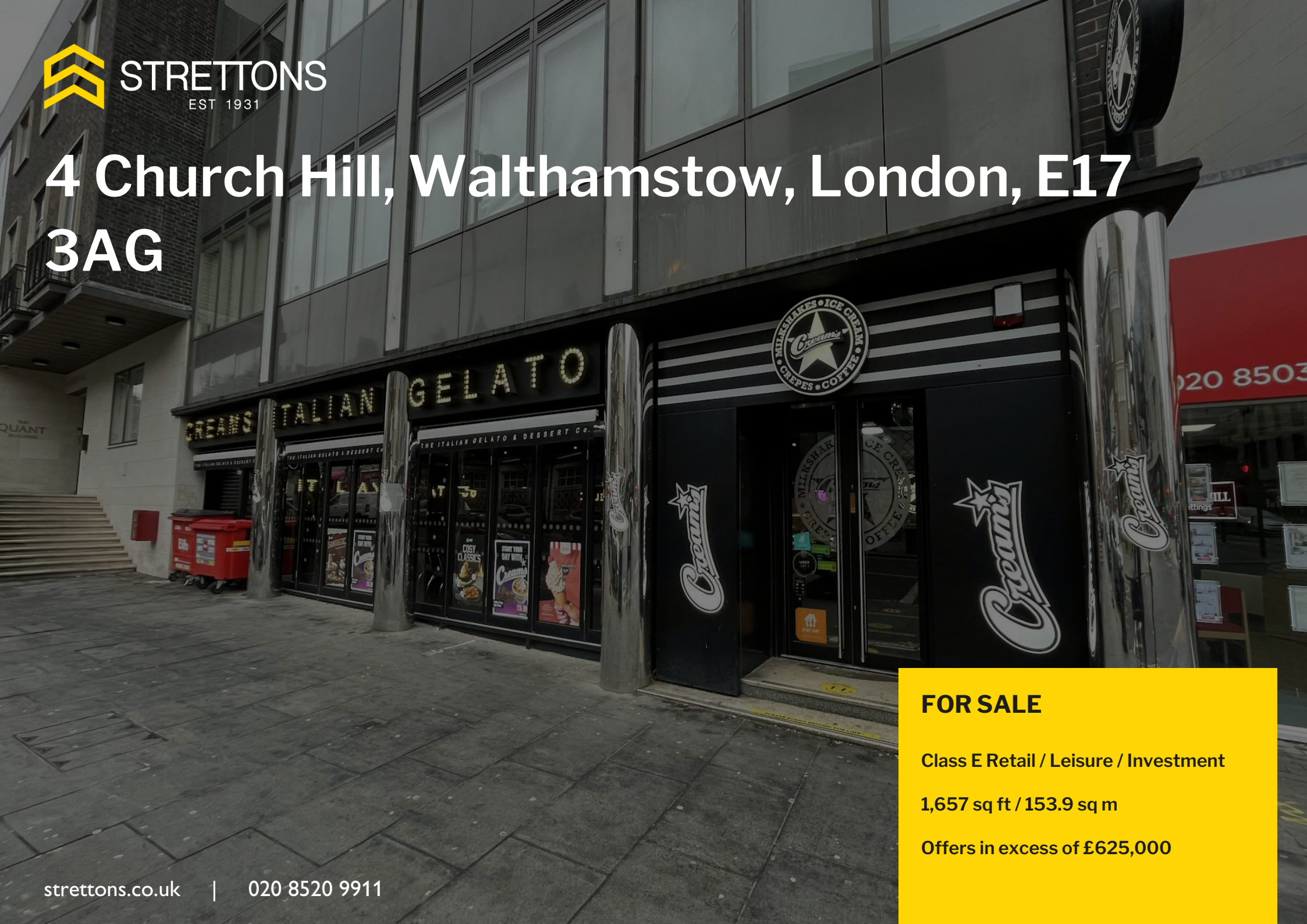


STRETTONS

EST 1931

4 Church Hill, Walthamstow, London, E17

3AG



## FOR SALE

Class E Retail / Leisure / Investment

1,657 sq ft / 153.9 sq m

Offers in excess of £625,000

**A single-let, long-leasehold investment, with lease expiry in 2027 and opportunity for rental growth.**



- Currently let to Creams Cafe dessert parlour
- Passing rent £45,000pax, subject to increase in October 2025 to £50,000pax
- Benefiting from internal high spec finishes
- A new Long Leasehold/Virtual Freehold to be agreed
- Rear yard (not currently rentalised)
- Nil Ground Rent

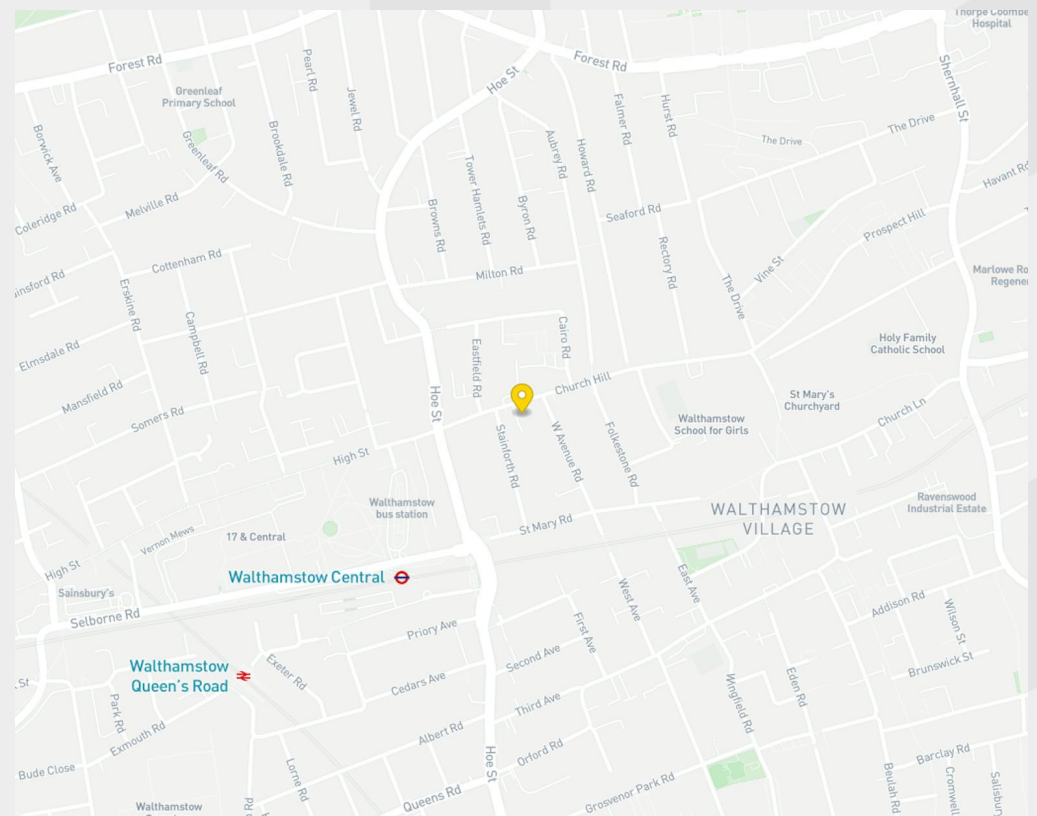


## Description

Occupying the ground floor of a part 6, part 7 storey mostly residential building, opposite popular local landmarks such as Central Parade and adjacent to the main entry point to the High Street and Walthamstow Market. The market, which stretches for a kilometre and dates back to 1885, is home to around 500 stalls which offers a farmers market at weekends.

## Location

Situated on the south side of Church Hill, in a prominent corner position at the junction with Hoe Street and High Street Walthamstow. Walthamstow Central Station is within a short walking distance as well as offering bus route connections to Chingford in the North and Leyton/Bakers Arms to the South. There are good road links to the A12, M11 and A406 North Circular Road for delivery and servicing.



## Accommodation / Availability

Unit	Sq ft	Sq m	Service charge	Service Charge (sq ft)	Availability
Ground	1,657	153.9	£1,419.04 /annum	£0.86	Let
Outdoor	649	60.3	On application	On application	Let
<b>Total</b>	<b>2,306</b>	<b>214.23</b>		<b>£0.86</b>	

### Tenure

Long Leasehold

### EPC

D (99)

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

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### Further Information

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