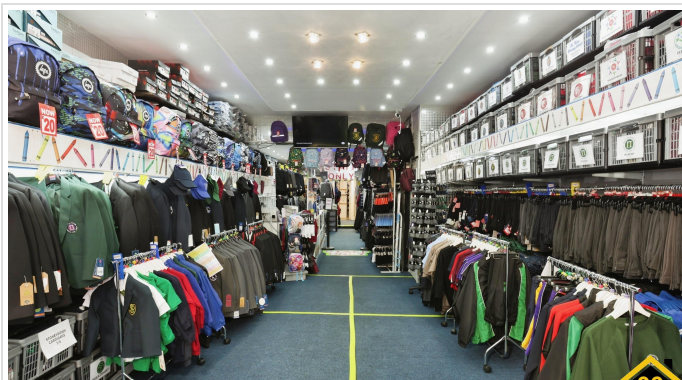


4 Bed Mixed Use In Hoe Street , London, E17 3AX

£1,200,000





SHORT DESCRIPTION

Property Ref: 16674 PRIME HIGH STREET FREEHOLD INVESTMENT WALTHAMSTOW TOWN CENTRE - E17 A Rare Opportunity in One of East London's Most Dynamic and Rapidly Expanding Commercial Districts This prominent freehold mixed-use property occupies a commanding position in the heart of Walthamstow's bustling town centre — an area experiencing sustained regeneration, exceptional footfall, and strong long-term economic growth. Opportunities of this calibre, combining secure income with meaningful development potential, are increasingly scarce in this high-demand location. **SIGNIFICANT DEVELOPMENT AND VALUE-ADD POTENTIAL** The second and third floors present a compelling opportunity for future enhancement, with scope to create an HMO comprising up to five residential bedrooms, subject to obtaining the necessary planning consents. This offers investors a clear pathway to uplift both capital value and rental income. **UNRIVALLED LOCATION** Situated just moments from Walthamstow Central Station — the northern terminus of the Victoria Line and a key interchange on the London Overground — the property benefits from outstanding connectivity across London. The building sits within a thriving commercial environment, surrounded by national retailers, independent businesses, the shopping centre, and the renowned Walthamstow street market, one of the longest in Europe. This is a location defined by constant footfall, strong occupier demand, and ongoing public and private investment. **A TURNKEY, FULLY LET INVESTMENT** With a long-established retail tenant on the ground floor and five fully occupied office suites above, the property provides immediate, stable income with excellent covenant strength. The configuration, tenancy profile, and future development prospects make this an attractive proposition for investors seeking both security and growth. **PROPERTY HIGHLIGHTS** Freehold mixed-use commercial building Prime high street and town-centre position Exceptional transport connectivity Established ground-floor retail tenant Fully let office accommodation Rear parking for two vehicles — a rare advantage in this location Strong and reliable rental income Clear asset-management and development upside Located in one of East London's fastest-growing commercial hubs **ACCOMMODATION** Ground Floor - Retail Unit and Ancillary Space A long-established school-uniform retailer occupying a well-configured commercial unit with office, storage, kitchenette, WC, rear access and parking. 1,248.62 sq ft (116 sq m) First Floor - Office Suite Three bright office rooms with shared kitchen and WC facilities. 701.87 sq ft (65.25 sq m) Second Floor - Office Suite Two additional office rooms suitable for a range of professional uses. 437.5 sq ft (40.65 sq m) Total Gross Internal Area 2,388 sq ft (221.9 sq m) **TENANCY AND INCOME** Ground Floor New 10-year lease commencing 7 April 2026 40,000 pounds per annum First and Second Floors Let until 20 June 2027 2,050 pounds per month (24,600 pounds per annum) **TOTAL CURRENT INCOME** 64,600 pounds per annum **A FULLY LET, INCOME-PRODUCING FREEHOLD IN A HIGH-GROWTH LOCATION WITH SUBSTANTIAL DEVELOPMENT POTENTIAL** Property Type: Mixed Use Full selling price: £1200000.00 Pricing Options: Offers in excess of Tenure: Freehold EPC rating: C Measurement: 2286 sq.ft. Parking: Rear, Private, Off street Heating Type: Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: NA -----

4

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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