

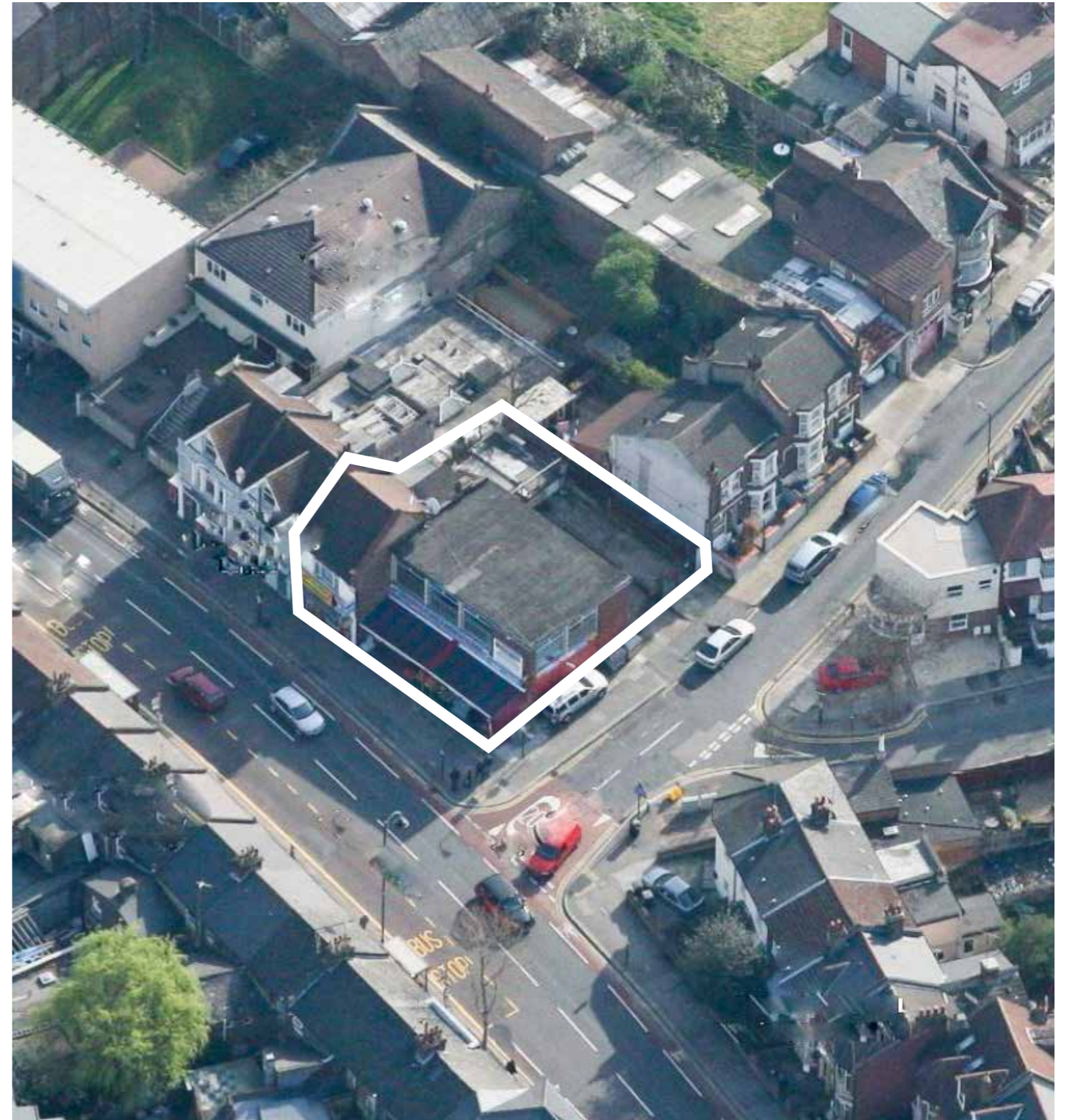


**13A & 13B Hoe Street, Walthamstow, London E17 4SD**  
Residential Development Opportunity **For Sale**

**Kingsbury**

## SUMMARY

- 2-storey mixed-use building comprising of 2 x commercial units and 2 x apartments
- Planning permission for 1,751ft<sup>2</sup> of commercial space and 9 residential apartments (3 x 1 bedroom, 4 x 2 bedroom & 2 x 3 bedroom units) extending to circa 6,070ft<sup>2</sup> NSA
- Popular residential location within a short walking distance from Walthamstow Central Station
- Offers invited in the region of £2,000,000 for the freehold interest



# DESCRIPTION

The property comprises a 2-storey mixed-use building comprising of 2 x commercial units and 2 x apartments extending to circa 3,121ft<sup>2</sup> in total, as per the schedule below.

The property is occupied on short term agreements where vacant possession can be achieved. Further information is available on request.

Floor	Description	NIA m <sup>2</sup>	NIA ft <sup>2</sup>
Ground	Supermarket	97	1,038
Ground	Tattoo Shop	83	888
First	3 Bedroom Apartment	60	646
First	2 Bedroom Apartment	51	549
<b>Total</b>		<b>291</b>	<b>3,121</b>



# LOCATION

The site occupies a prominent corner position on Hoe Street in Walthamstow. The Local Authority is the London Borough of Waltham Forest.

The immediate area comprises a mix of residential and commercial uses, with the nearest shops and local amenities found nearby on the High Street.

Walthamstow Central Station is located circa 0.5 miles (approximately 10 min walk) from the site offering Overground services to London Liverpool Street in 18 minutes.



## PLANNING & DEVELOPMENT POTENTIAL

Planning permission was approved in September 2020 (under reference: 191031) for the demolition of the existing building and erection of a 4-storey building to provide a 1,751ft<sup>2</sup> commercial unit at ground floor level and 9 residential apartments (3 x 1 bed, 4 x 2 bed and 2 x 3 bed units) extending to 6,070ft<sup>2</sup> NSA, all for private sale.

We understand there is a CIL payment of approximately £50,000.



Front Aerial View

## APPROVED ACCOMMODATION SCHEDULE

Unit	Floor	Description	NIA ft <sup>2</sup>	NIA m <sup>2</sup>
<b>Commercial</b>				
1	Ground	Commercial Space	1,751	163
<b>Residential</b>				
1	Ground - First	3 Bedroom 4 Person Duplex Apartment	1,003	93
2	First	2 Bedroom 3 Person Apartment	657	61
3	First	1 Bedroom 2 Person Apartment	545	51
4	First	1 Bedroom 2 Person Apartment	549	51
5	Second	1 Bedroom 2 Person Apartment	545	51
6	Second	3 Bedroom 4 Person Apartment	799	74
7	Second	2 Bedroom 3 Person Apartment	658	61
8	Third	2 Bedroom 3 Person Apartment	659	61
9	Third	2 Bedroom 3 Person Apartment	657	61
<b>Sub-Total</b>			<b>6,070</b>	<b>564</b>
<b>Grand Total</b>			<b>7,821</b>	<b>727</b>

## TENURE

The property will be sold with the existing tenants remaining in-situ.

## VAT

The property is not elected for VAT.

## TERMS

Offers are invited in the region of £2,000,000 for the freehold interest.

## ADDITIONAL INFORMATION

Further information including planning documents are available within our [dataroom](#) using the access code 'Walthamstow'.

## CONTACT

To discuss any aspect of this property or the disposal process, please contact the sole selling agents:

### Paul Heale

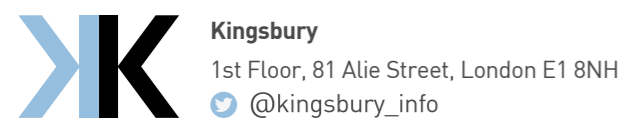
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Indicative Visualisations