



## Higham Hill Park Cafe, Hecham Close, London, E17 5QT

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Versatile commercial property located within Higham Hill Park,  
suitable for a variety of uses

- Established Cafe situated within Higham Hill Park
- Property benefits from water, electricity and central heating
- Ideal for a wide range of community-driven events
- The property includes fixtures and fittings

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## Summary

Available Size	1,162 sq ft
Rent	£20,000 per annum
Rates Payable	£4,940.10 per annum It is recommended that the incoming tenant make enquiries with the local authority.
Rateable Value	£9,900
EPC Rating	E

## Description

This vacant community café, measuring 1,162 sqft, offers a versatile open-plan layout ideal for a wide range of uses. Thoughtfully designed, the space includes two separate seating areas, providing flexibility for different activities or customer flows. The café is fully equipped to support day-to-day operations, featuring a kitchen, food store, and essential facilities such as male, female, and disabled toilets, along with a baby changing room. The layout is both practical and accessible, making it well-suited for families, community groups, or independent operators looking to establish a welcoming and inclusive environment.

## Location

Located within Higham Hill Park in Walthamstow, this café benefits from a peaceful green setting while remaining highly accessible. It sits in close proximity to Billet Road (B179), offering direct access to the North Circular (A406) and a number of bus routes serving the wider area. The surrounding neighbourhood is a mix of residential streets, schools, and local shops, ensuring steady footfall from families, park visitors, and the wider community.

## Accommodation

The accommodation comprises the following areas:

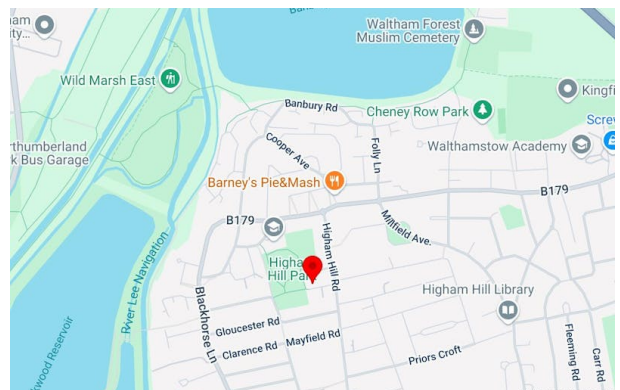
Name	sq ft	sq m	Availability
Ground	1,162	107.95	Available
<b>Total</b>	<b>1,162</b>	<b>107.95</b>	

## Legal Cost

The incoming tenant is to be responsible for the landlords surveyor and legal fees. Legal fees expected to be £2,800 (No VAT) Surveyor fees are £750 + VAT.

## Terms

A new FRI lease directly from the landlord will be available for a term to be agreed.



## Viewing & Further Information

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