

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£33,000 PER ANNUM**

- Ground floor lock up shop
- Suitable for a variety of uses
- New lease
- Includes rear garage
- Brook Parade location

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

19 BROOK PARADE, CHIGWELL, ESSEX, IG7 6PF



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

#### Location

Situated on Brook Parade, which is the main shopping area in Chigwell and comprises a variety of shops, offices and eateries. Chigwell Station is on the Central Line and provides a regular service into London Liverpool Street. The area is served by local buses and access to the motorway network is via Junction 5 of the M11 (Southbound only).

#### Description

Comprising an extended ground floor lock-up shop which has traded as 'LJ Mead & Son' hardware shop for many years. To the rear of the property is a lock-up garage. The premises would suit a variety of uses and are more particularly described as follows:

Sales area: 1,127 (104.7 sq m).

Lean-to: 57 sq ft (5.3 sq m).

W/c.

Garage.

All measurements quoted are approximate only.

#### Terms

The premises are available to let on a new full repairing and insuring lease, on terms to be agreed, at a rent of £33,000 per annum. The landlord is seeking a premium for a new lease. Premium on application.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £25,000

2023-24 UBR: 0.499 P/£

2023-24 Rates Payable: £12,475

Interested parties are advised to confirm current rate liability with the Local Authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly through agents Clarke Hillyer (tel 020 8501 9220).

#### EPC

The premises have an Energy Performance Certificate rating of C.





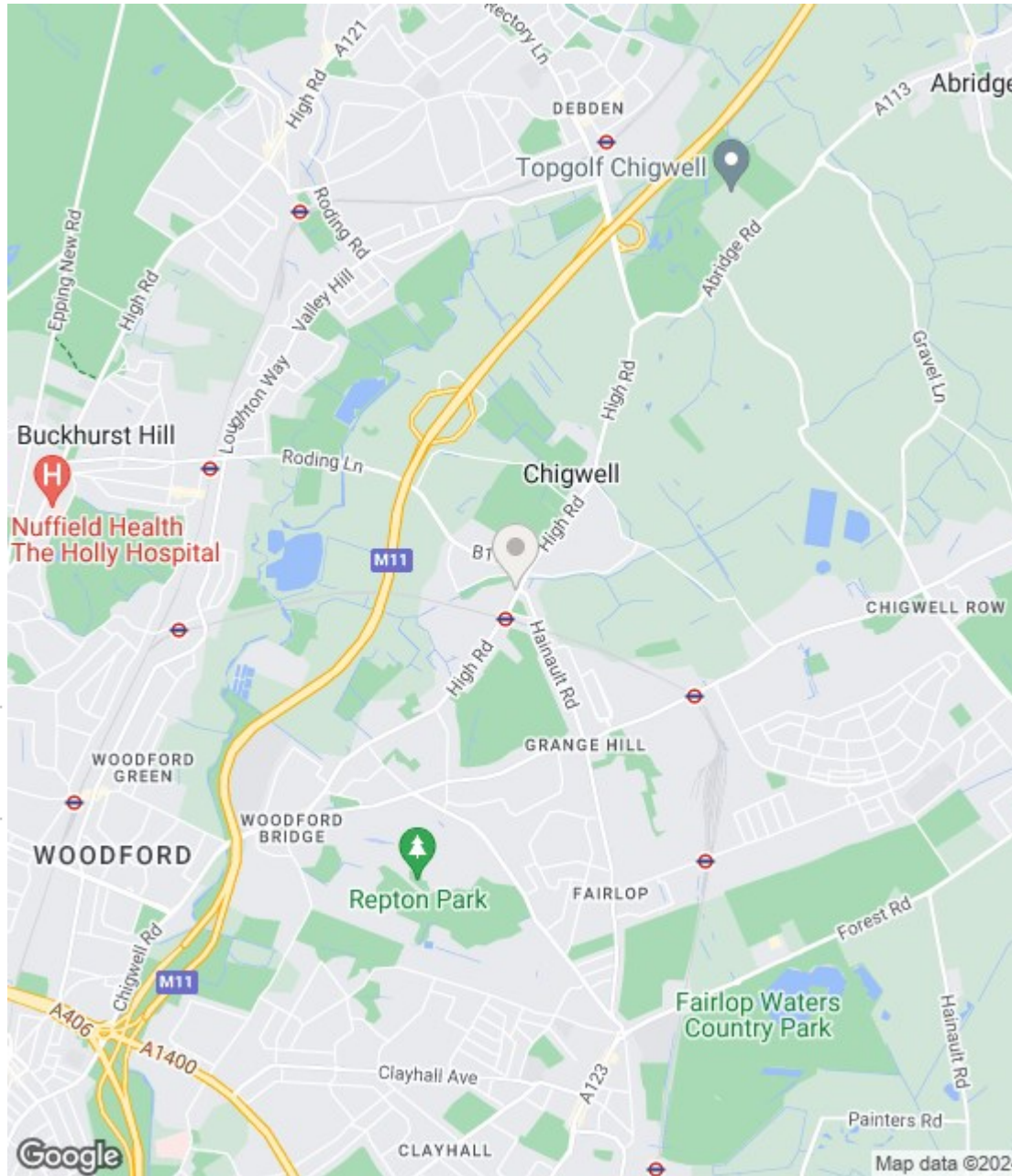
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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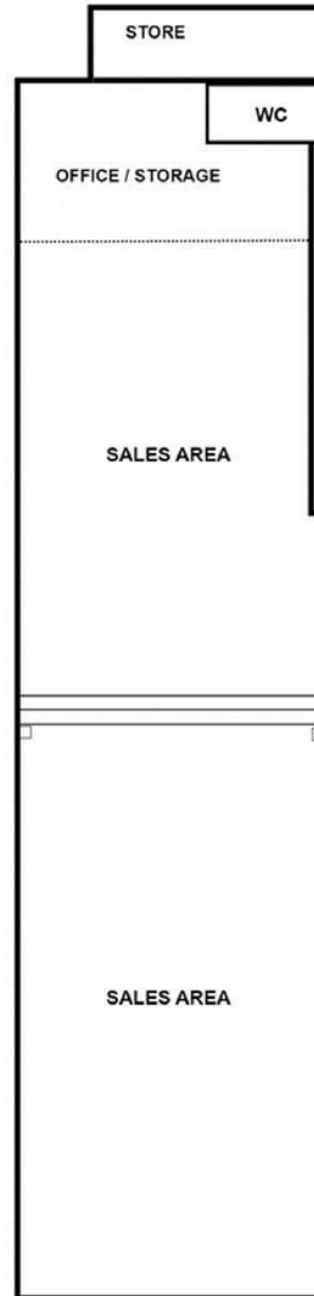
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