



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£1,000 PER MONTH

- Commercial Unit to Let
- Includes parking
- New lease on flexible terms
- Suitable for a variety of occupiers

UNIT 2A, ALBERT AVENUE, CHINGFORD, LONDON, E4
8LP



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

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.

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Location

Located at the rear of Chingford Mount Road (A112), which comprises many local traders as well as multiple occupiers such as Tesco Express, Wenzels the Bakers, and Churchill Estates. The area is served by local buses and the nearest train stations are Walthamstow Central Station (Overground and Underground) and Chingford Station (Overground).

Description

Comprising a detached single storey brick built commercial unit of approximately 1,006 sq ft (93.5 sq m). The premises have historically been used for storage and would suit a variety of occupiers. The building benefits from forecourt parking and an electricity supply but no water, gas or toilet facilities.

Terms

The premises are available on a flexible basis at a rent of £1,000 per month. Any agreement would be contracted outside of the Landlord and Tenant Act 1954.

Business Rates

The London Borough of Waltham Forest have informed us of the following:

2023 Rateable Value: £15,500

2023/24 UBR: 0.499 P/£0.499

2023/24 Rates Payable: £7,734.50

All interested parties are advised to verify these figures with the local rating authority.

Legal Costs

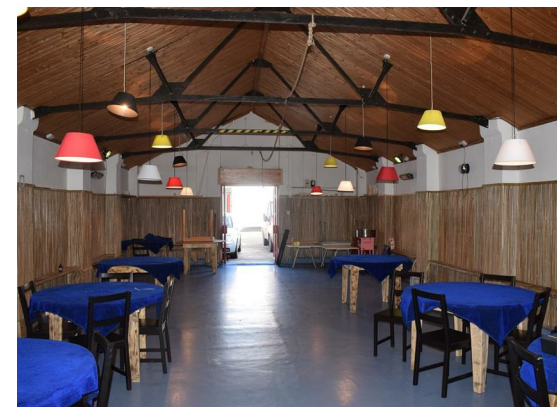
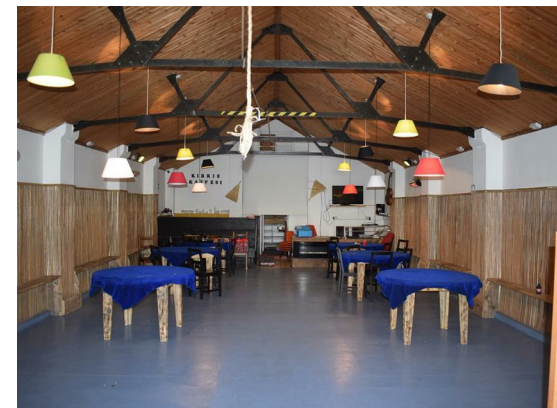
The ingoing Tenant is to be responsible for both parties' reasonable legal costs.

Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.



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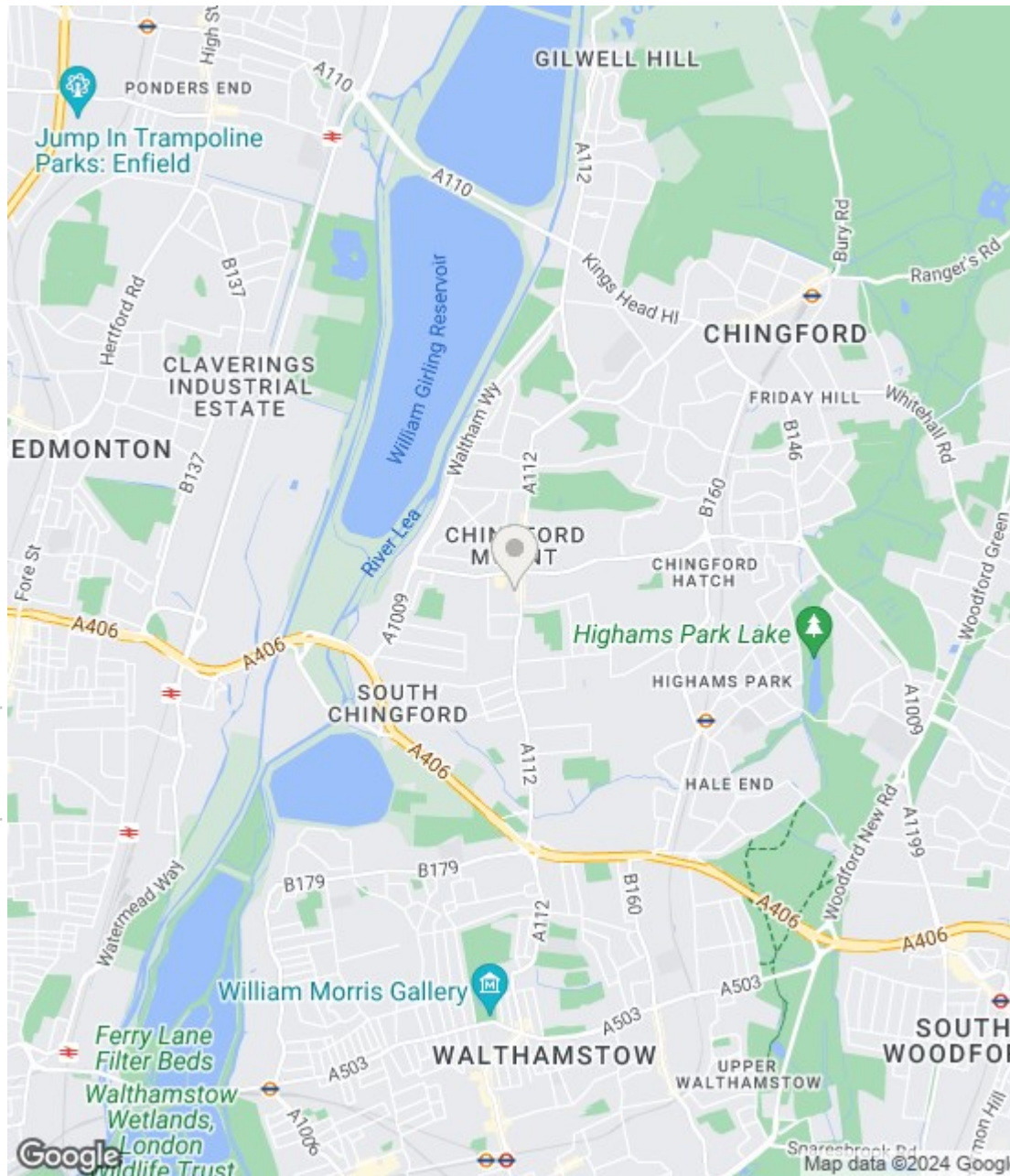
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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