



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£45,000 PER ANNUM

- Ground floor lock-up shop
- Double-fronted
- Includes rear parking
- Available for a variety of uses
- Flexible terms

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

269-271 CHINGFORD MOUNT ROAD, CHINGFORD, LONDON, E4 8LP



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 on Chingford Mount Road (A112) in Chingford, East London. Chingford Mount Road is a home to a variety of local occupiers as well as a number of multiple operators such as Tesco Express, Douglas Allen and Wenzels the Bakers. The area is served by local buses and the nearest train station is Highams Park (Overground).

Description

Comprising a double-fronted ground floor lock-up shop which was previously occupied by Halifax. The premises benefit from a rear yard which could be used for parking. The property would suit a variety of uses and is more particularly described as follows:

Ground Floor Sales Area/Office: 2,016 sq ft (187.8 sq m).

All measurements quoted are approximate only.

Terms

The ground floor of the premises is available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £45,000 per annum.

Business Rates

The London Borough of Waltham Forest have informed us of the following in respect of the whole property:

2023 Rateable Value: £45,500

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £22,704.50

However, if only the ground floor was let, the business rates would need to be reassessed by the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.





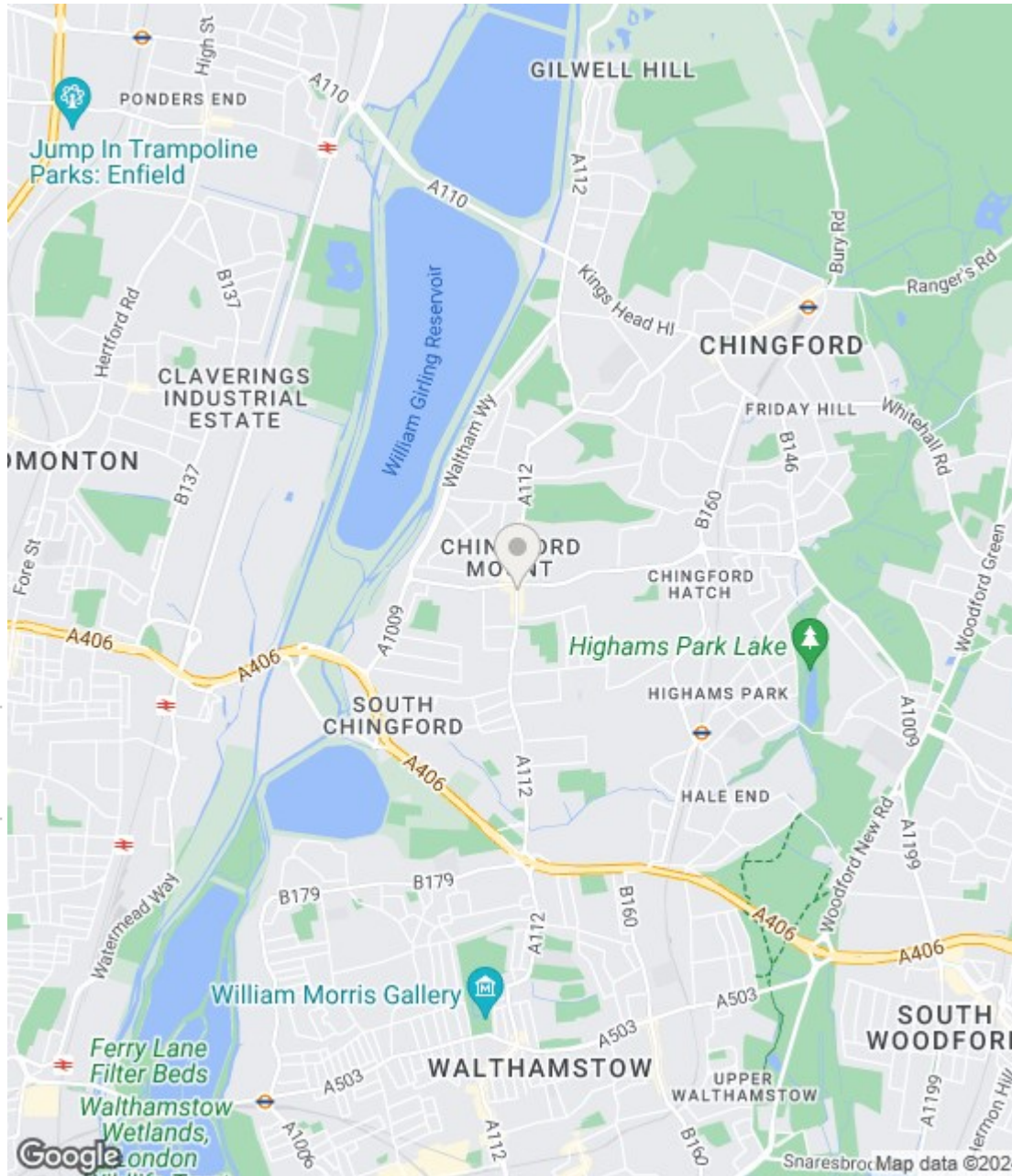
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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (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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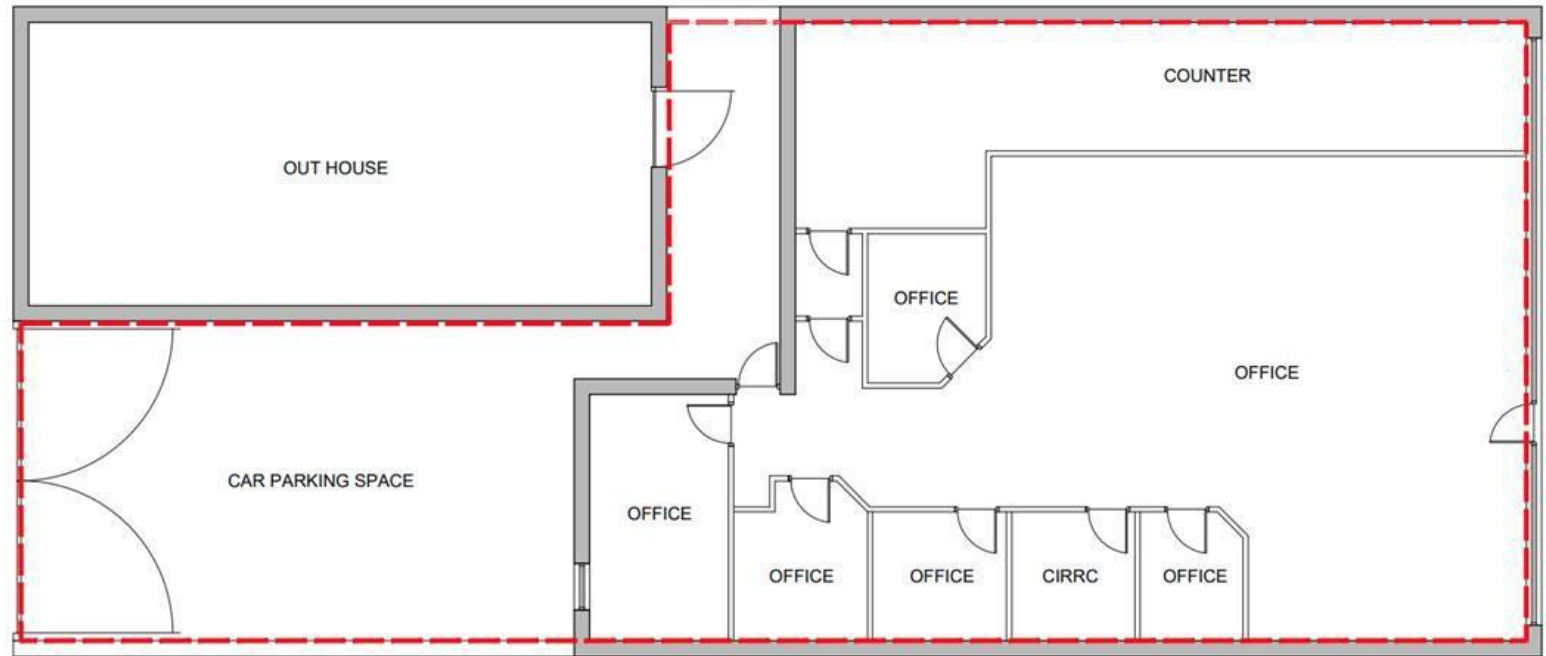
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