



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

FOR SALE

£620,000

- Freehold shop & 3-bedroom maisonette
- Suitable for investors or owner occupiers
- Corner position
- Development Potential (STPP)
- Shop & flat currently vacant

19/19A HATCH LANE, CHINGFORD, LONDON, E4 6LP



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.

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

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Location

The premises are located prominently on the corner of Hatch Lane and Blackthorne Drive, at the end of an established parade of shops and offices in Chingford. The area is served by local buses and Highams Park and Chingford Stations are on the Overground railway network. Access to the motorway network is via Junction 4 of the M11.

Description

Comprising a ground floor lock-up shop with a self-contained 3-bedroom maisonette above. The shop previously traded as a Post Office but would be suitable for a variety of different businesses. The property may be suitable for redevelopment or reconfiguration, subject to gaining the necessary consents. The premises are more particularly described as follows:

Shop:

Sales area: 566 sq ft (52.6 sq m).

Office: 166 sq ft (15.4 sq m).

Store 1: 45 sq ft (4.2 sq m).

Store 2: 38 sq ft (3.5 sq m).

Kitchenette: 49 sq ft (4.6 sq m).

W/c & shower

Maisonette:

1st floor: Living room; kitchen; bathroom; bedroom.

2nd floor: bedroom; bedroom.

All measurements quoted are approximate only.

Tenancies

Shop: Currently vacant.

Maisonette: Currently vacant.

Terms

The freehold is available, subject to vacant possession of the shop and the upper parts, for £620,000.

Council Tax

The maisonette is within Council Tax Band 'B'.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPCs

The shop has an EPC rating of D and the maisonette has an EPC rating of E.





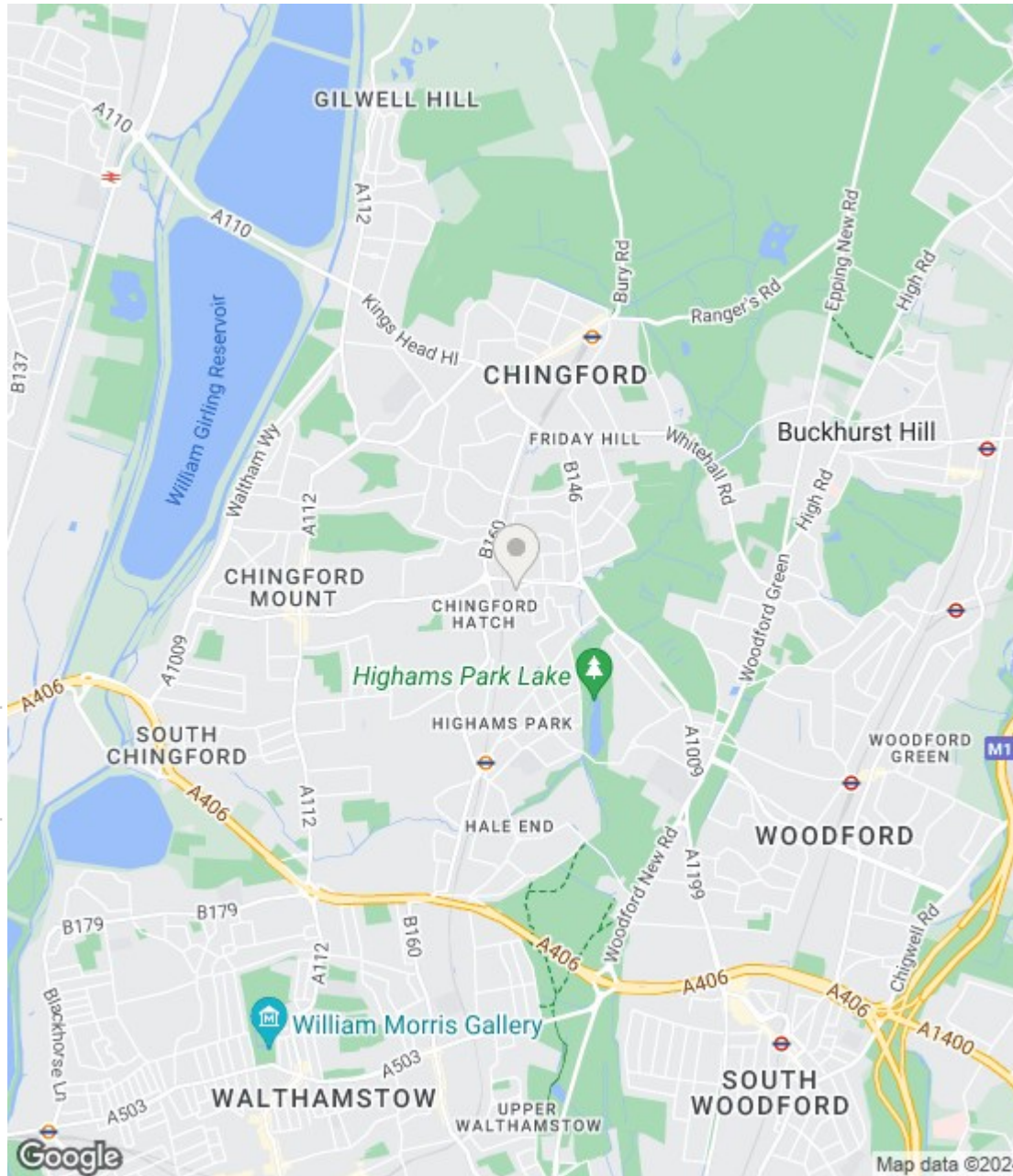
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
England & Wales	EU Directive 2002/91/EC	

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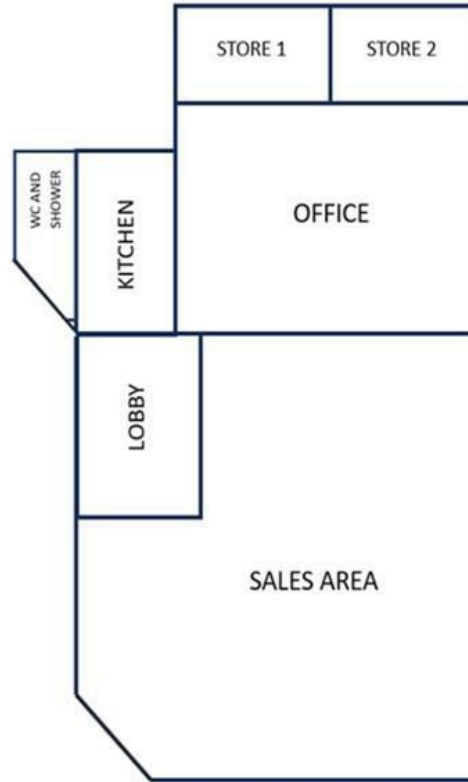
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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