



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£12,000 PER ANNUM

- Commercial premises suitable for a variety of uses
- Tenants may benefit from Small Business Relief
- Free parking to front of unit
- Roller shutter
- New lease

16 VALLEY SIDE PARADE, CHINGFORD, LONDON, E4  
8AJ



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  
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#### Location

Situated on Valley Side Parade, Chingford, which is a commercial parade occupied by a variety of local traders. The parade benefits from free parking and runs parallel to Waltham Way, which connects North and South Chingford.

#### Description

Comprising a ground floor commercial unit of approximately 556 sq ft (51.7 sq m). The premises are currently trading as a bridal shop but would be suitable for a variety of occupiers. Kitchenette and toilet facilities are included and rear loading is also available.

#### Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a commencing rent of £12,000 per annum which includes building insurance.

#### Business Rates

Waltham Forest Council have informed us of the following;

2023 Rateable Value: £10,250

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £5,114.75

Please note that ingoing tenants may benefit from Small Business Relief and are advised to verify current rate liability with the local rating authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



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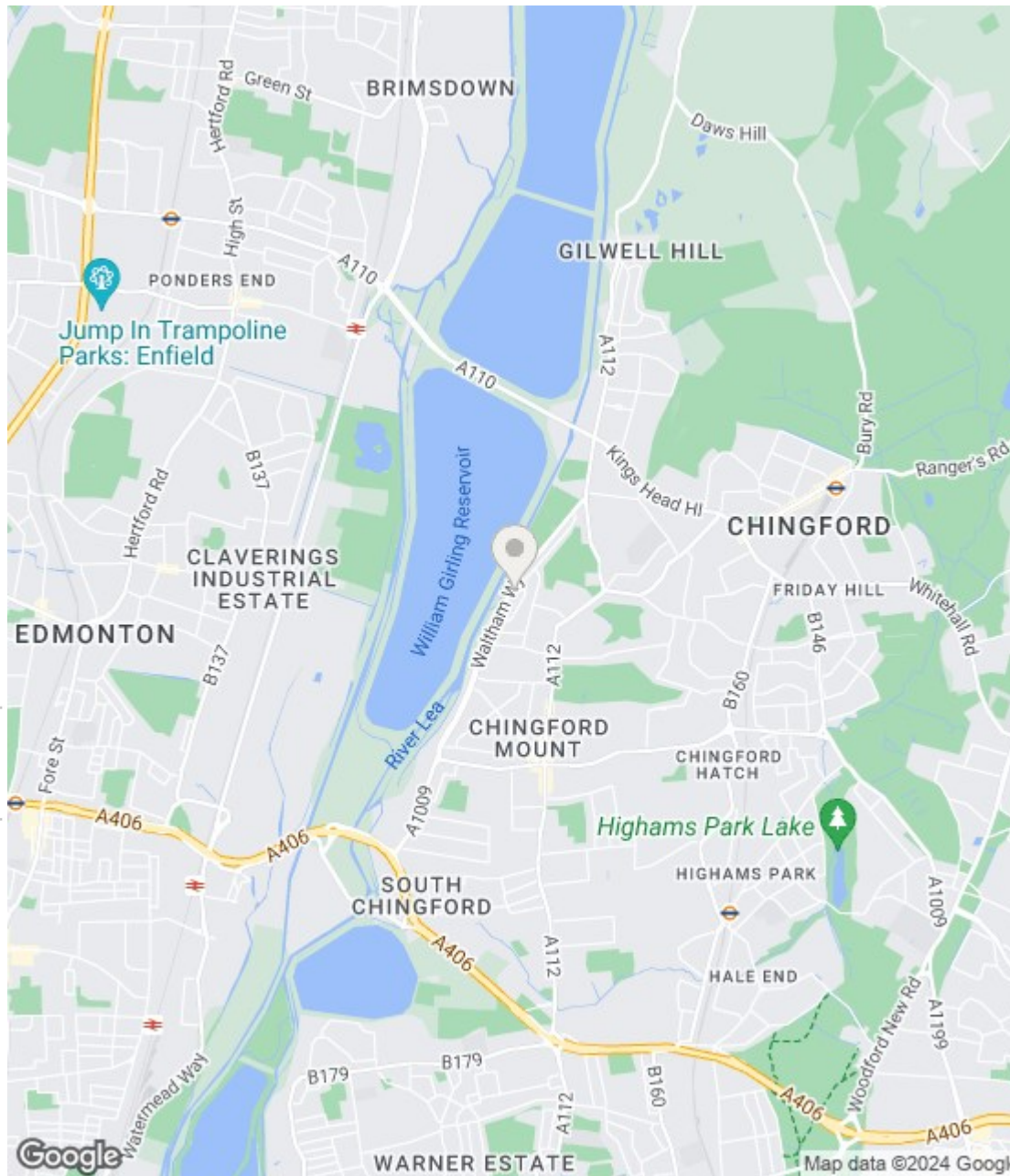
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(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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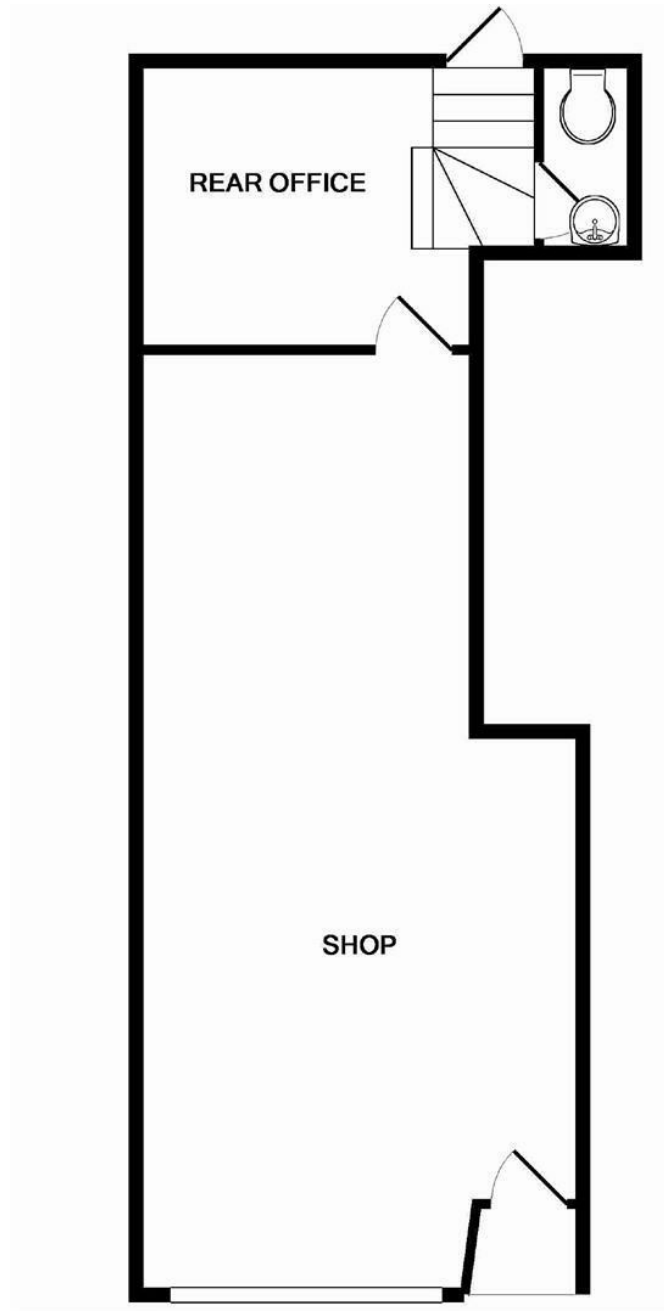
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