



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£22,000 PER ANNUM

- Ground floor commercial unit
- Approx 1,335 sq ft
- Suitable for a variety of uses
- Includes front yard
- Includes allocated parking spaces

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

UNIT 8, NETHERHOUSE FARM SEWARDSTONE ROAD, CHINGFORD, LONDON, E4 7RJ



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

Netherhouse Farm is located on Sewardstone Road (A112) in Chingford, East London. Sewardstone Road is a mixed commercial and residential road which provides access to the M25 to the north and the North Circular (A406) to the south.

Description

Comprising a self-contained ground floor commercial unit which forms part of a former farm house of some character. The unit would be suitable for a variety of uses and benefits from its own yard, parking and shared kitchen/toilet facilities. The accommodation is more particularly described as follows:

Unit 8: 1,335 sq ft (124 sq m).

Yard: 544 sq ft (50.5 sq m).

Allocated parking included.

All measurements quoted are based on gross internal area and are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £22,000 per annum. The lease would be outside of the Landlord & Tenant Act 1954.

Business Rates

2023 Rateable Value: £8,200

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £4,091.80

Interested parties may benefit from Small Business Relief and are advised to verify these figures with the local rating authority.

Service Charge

Details available upon request.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of B.



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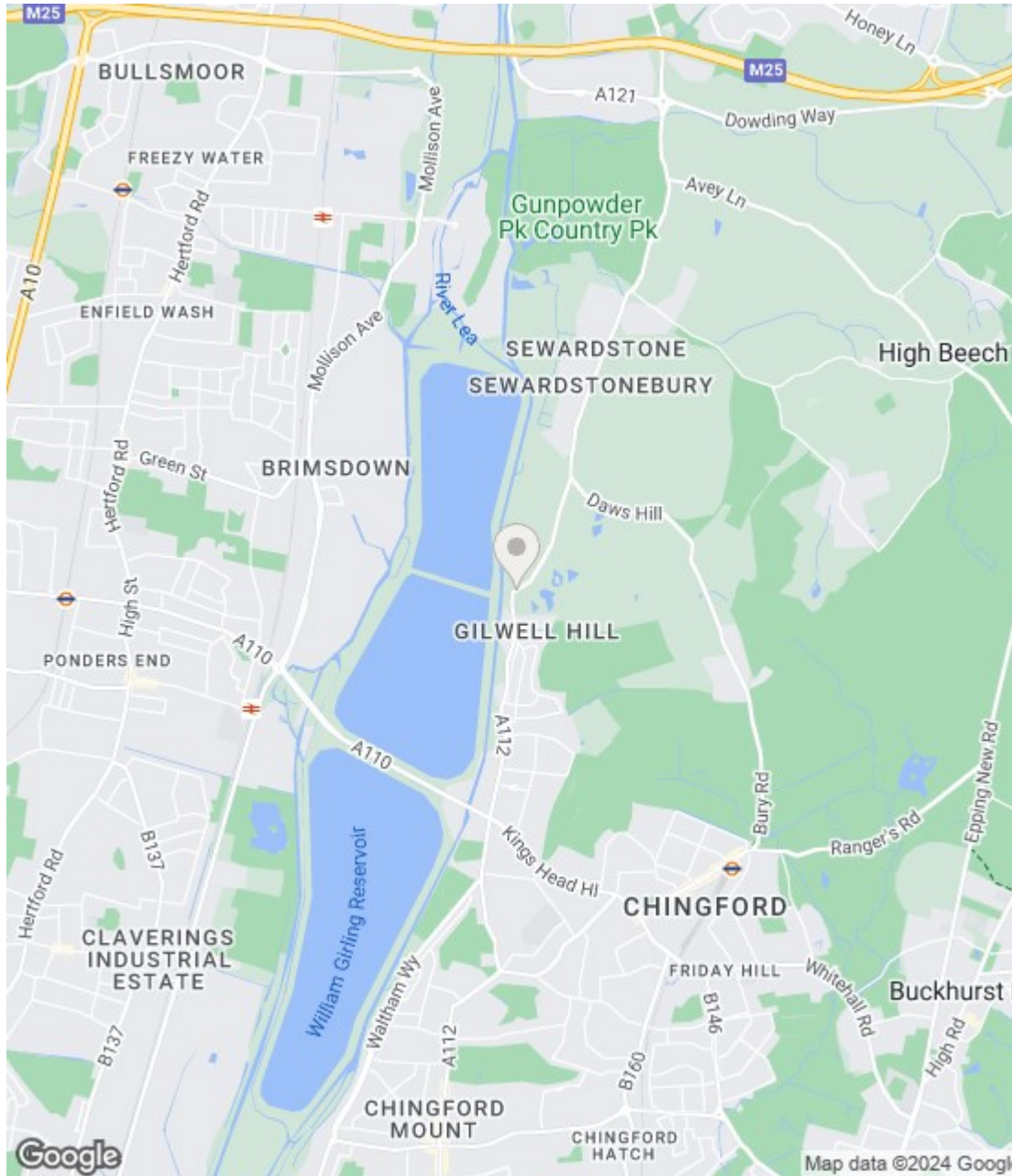
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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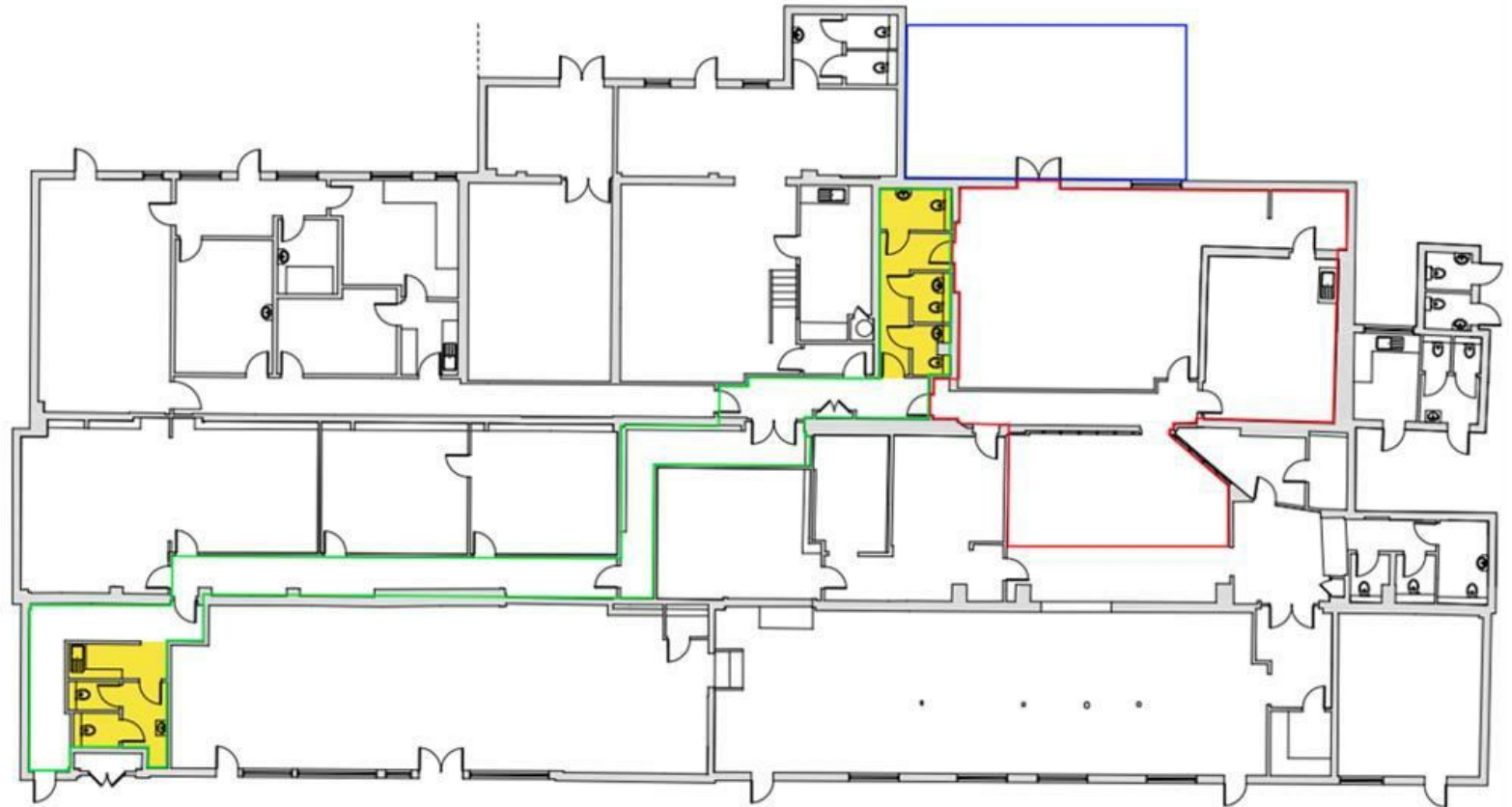
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GROUND FLOOR

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