



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£6,500 PER ANNUM

- Ground floor office
- Suitable for a variety of occupiers
- Approx 270 sq ft
- 2 parking spaces included

UNIT 2A, NETHERHOUSE FARM COTTAGE 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.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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FOR SALE

TO LET

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 ground floor office which forms part of a former farm house of some character. The unit would be suitable for a variety of uses and benefits from 2 parking spaces and shared kitchen/toilet facilities. The accommodation is more particularly described as follows:

Unit 2a: 270 sq ft (25.1 sq m).

Allocated parking included.

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

Terms

Available by way of a new lease at a rent of £6,500 per annum. Tenants will be responsible for their own electricity and water.

Business Rates

Waltham Forest Council have informed us of the following:

2023 Rateable Value: £5,900

2024-25 UBR: 0.499 P/£

2024-25 Rates Payable: £2,944.10

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

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

EPC

The premises have an Energy Performance Certificate rating of E.





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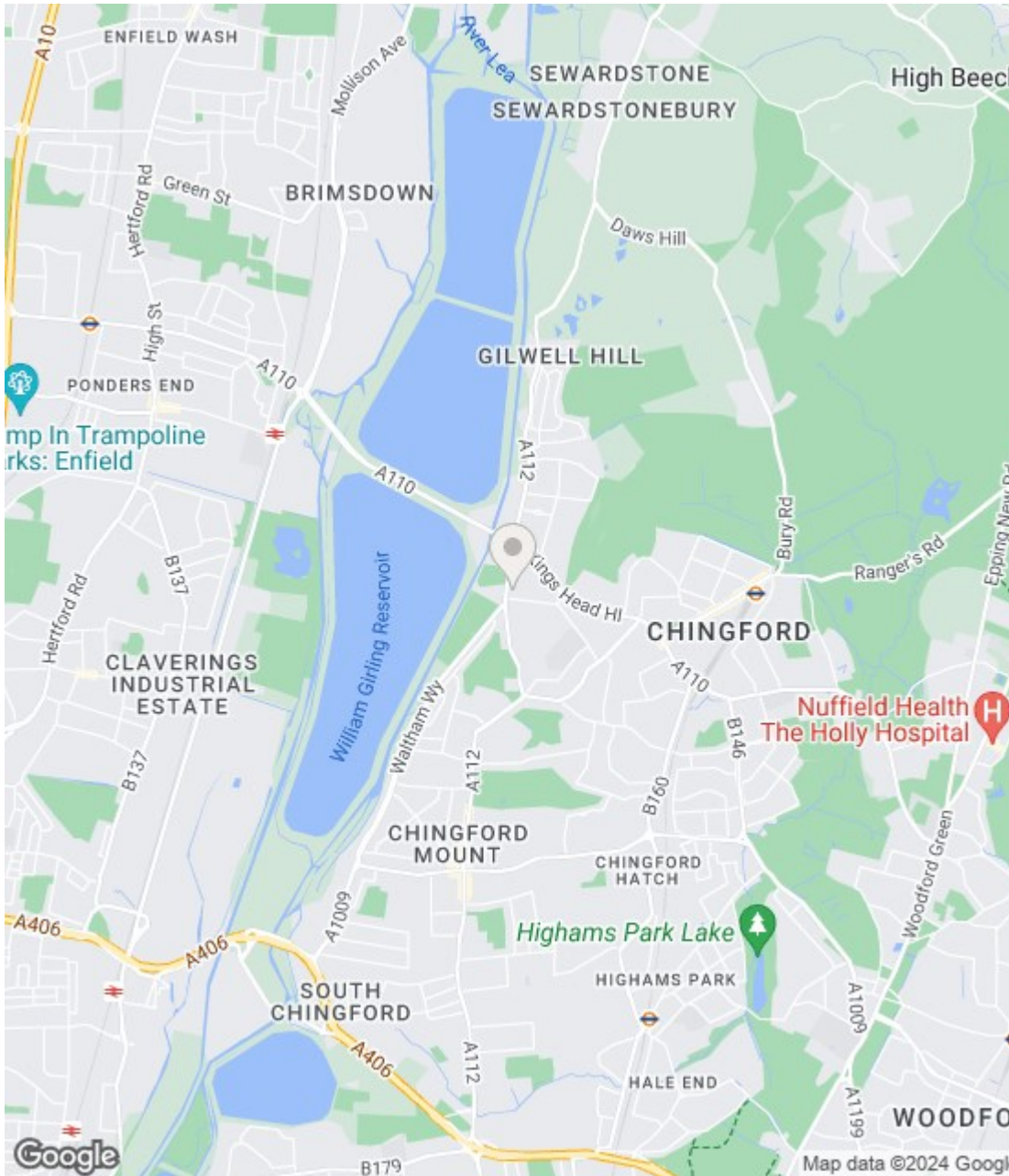
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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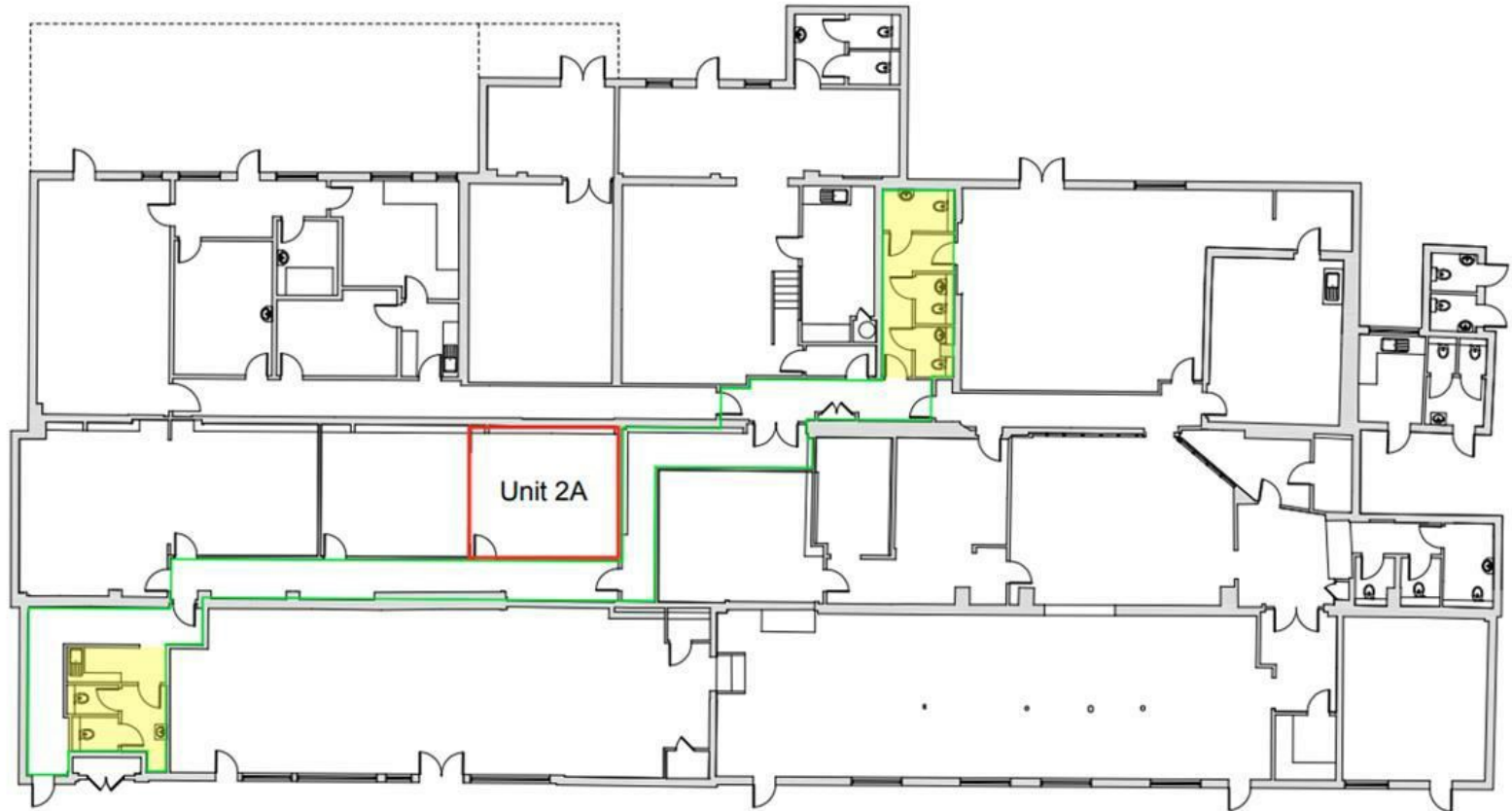
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