



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£650,000

- Freehold investment
- Comprising ground floor shop & self-contained 3-bedroom flat
- Current income £32,500 per annum
- Station Road location

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

54/54A STATION ROAD, CHINGFORD, LONDON, E4 7BE



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

Situated on an established parade of shops in Station Road, Chingford. On Station Road are several multiple retailers including Greggs, Tesco Express and The Co-Operative. There are also a number of restaurants and coffee shops such as Costa Coffee and Cafe Nero. Chingford Station provides a regular service into Central London and Pay and Display parking is available on the street. Access to the motorway network is via the M25 at Waltham Abbey or the M11 at Loughton (Southbound Only).

Description

Comprising a ground floor shop with a self-contained 3-bedroom flat at 1st and 2nd floor level. The shop has traded as a coffee shop for many years and has been amalgamated with 52 Station Road, although 52 Station Road is not included in the sale. The flat is accessed via Rale Lane to the rear of the premises. At the rear of the property is a garden and a store which is demised to the shop. The accommodation is more particularly described as follows: Shop: Sales Area: 681 sq ft (63.3 sq m); Customer w/c's; Rear Store: 360 sq ft (33.4 sq m); Garden.

1st Floor: Kitchen, bathroom, bedroom, living room, w/c.

2nd Floor: 2 bedrooms, storage room.

All measurements quoted are approximate only.

Tenancies

The shop is held on a 15 year full repairing and insuring lease from February 2024, at a rent of £20,500 per annum. There are rent reviews every 5 years.

The flat is held on an Assured Shorthold Tenancy agreement, at a rent of £1,000 per month.

Terms

The freehold is available, subject to the existing tenancy agreements, for £650,000.

Business Rates

The shop has a rateable value of £46,250 although this includes 52 Station Road which is not included within the sale.

Council Tax

The flat is within Council Tax Band B.

Viewings

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

EPCs

The shop has an Energy Performance Certificate rating of B and the Flat has an EPC rating of C.



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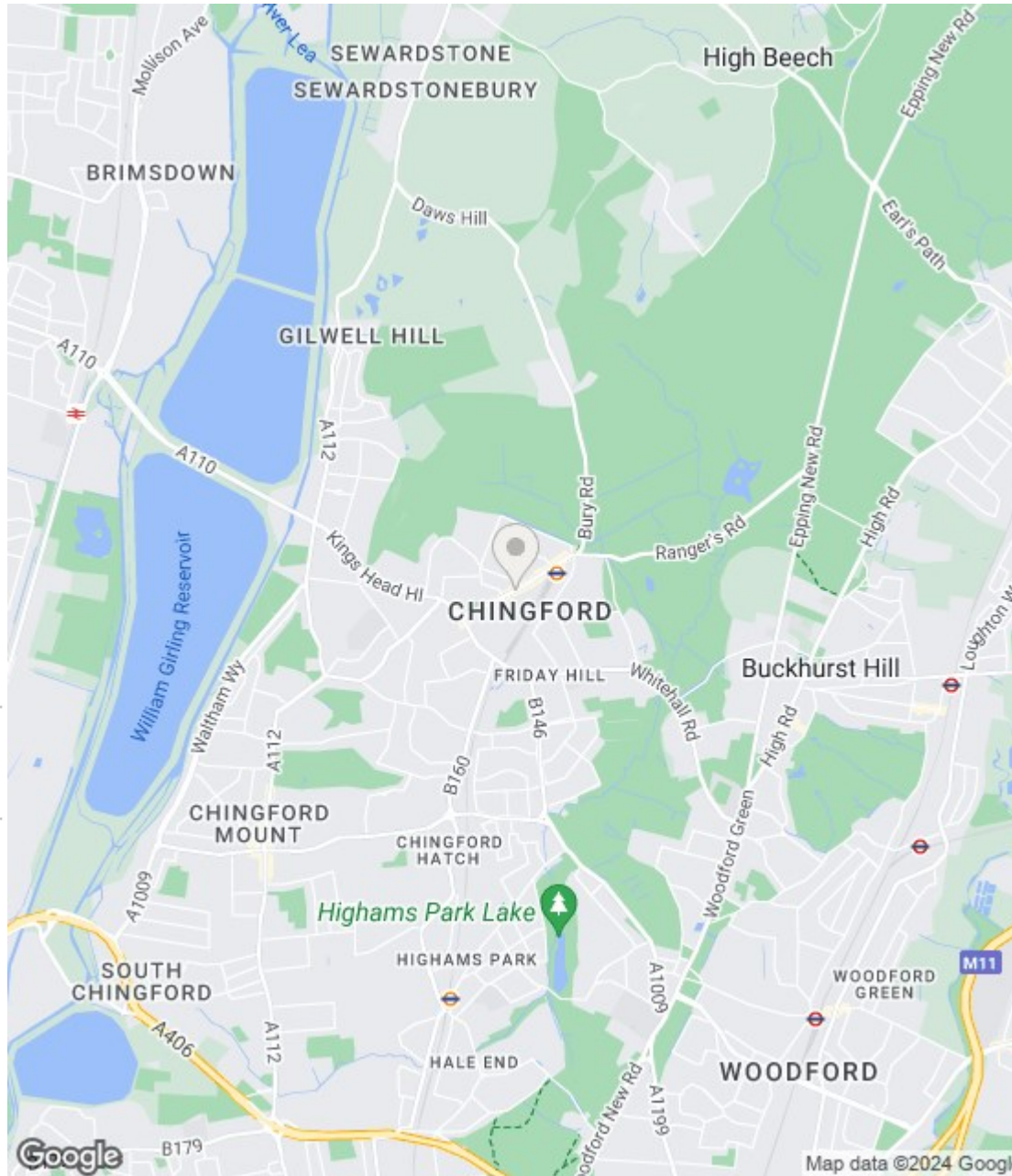
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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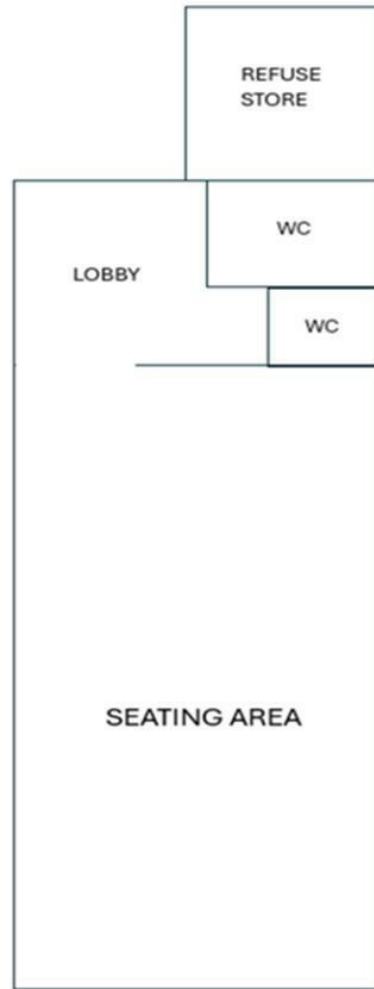
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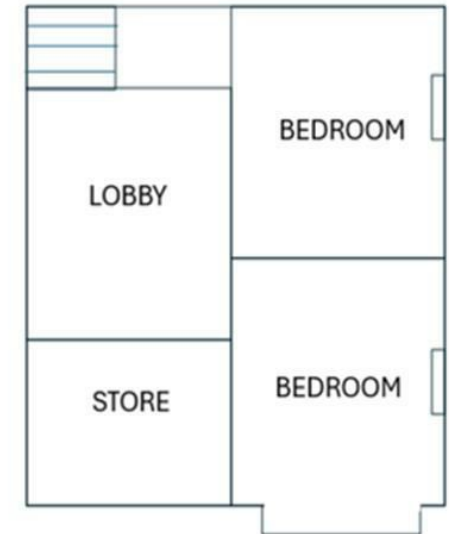
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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