



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£27,500 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 1,129 sq ft
- Station Road location
- Suitable for a variety of uses
- Prominent corner position

79 STATION ROAD, CHINGFORD, LONDON, E4 7BU



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

COMMERCIAL



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£27,500 PER ANNUM

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

Location

Situated prominently on the corner of Stanley Road and Station Road in 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 lock-up shop which traded as a hair salon for many years. The premises benefit from a return frontage, providing increased visibility, and would suit a variety of occupiers. The accommodation is more particularly described as follows:

Sales Area (disregarding demountable partitioning): 1,028 sq ft (95.5 sq m).

Kitchenette: 77 sq ft (7.2 sq m).

Store: 24 sq ft (2.2 sq m).

Total: 1,129 sq ft (104.9 sq m).

Toilet facilities included.

All measurements quoted 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 £27,500 per annum. The lease is to be outside of the Landlord and Tenant Act 1954.

Business Rates

The London Borough of Waltham Forest have informed us of the following:

2023 Rateable Value: £26,000

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £12,974

Interested parties 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, tel 020 8501 9220.

EPC

The premises had an Energy Performance Certificate rating of D. A new EPC has been ordered and will be available in due course.



COMMERCIAL

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.



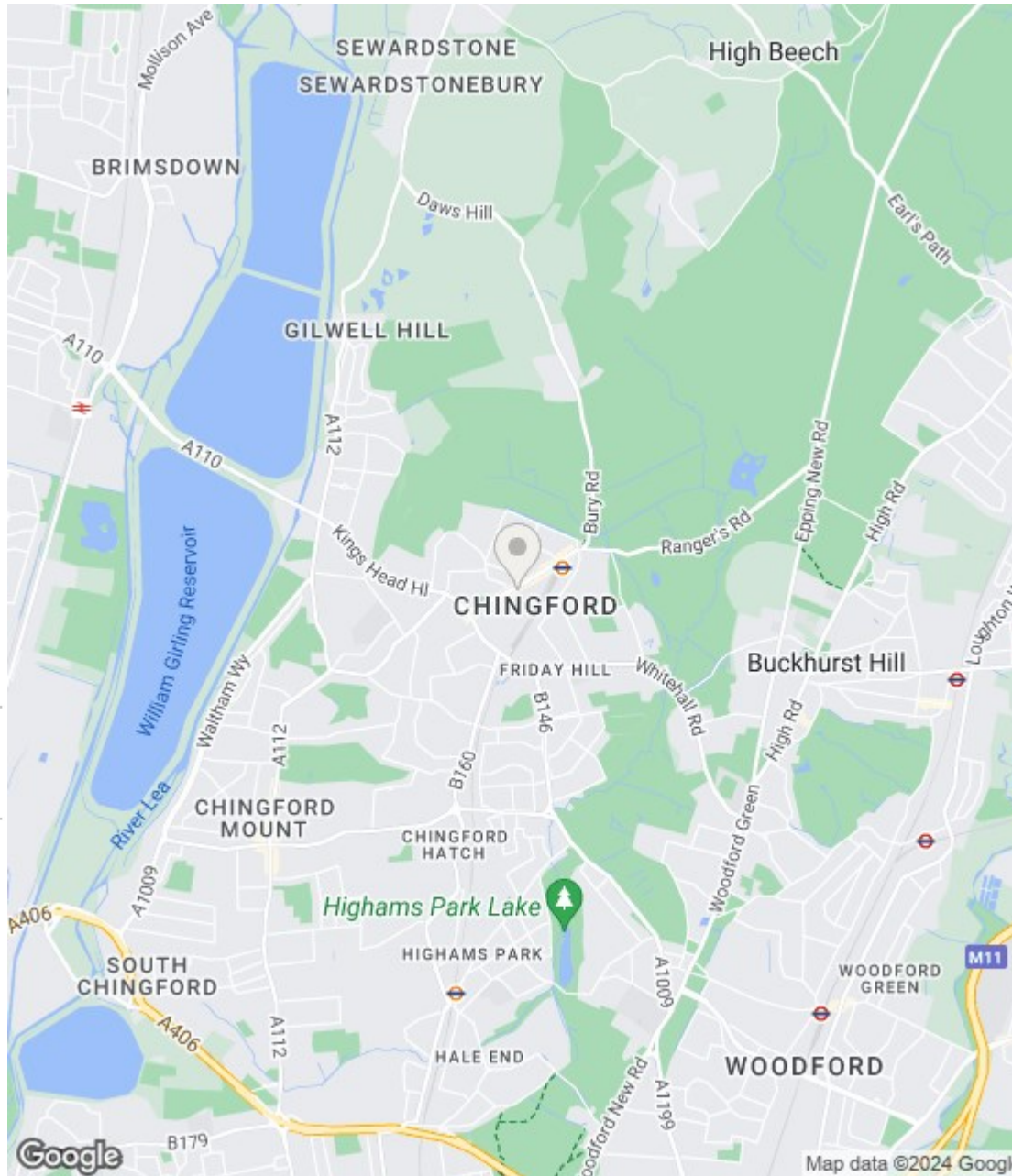
CLARKE HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£27,500 PER ANNUM



Energy Efficiency Rating

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

COMMERCIAL

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

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.



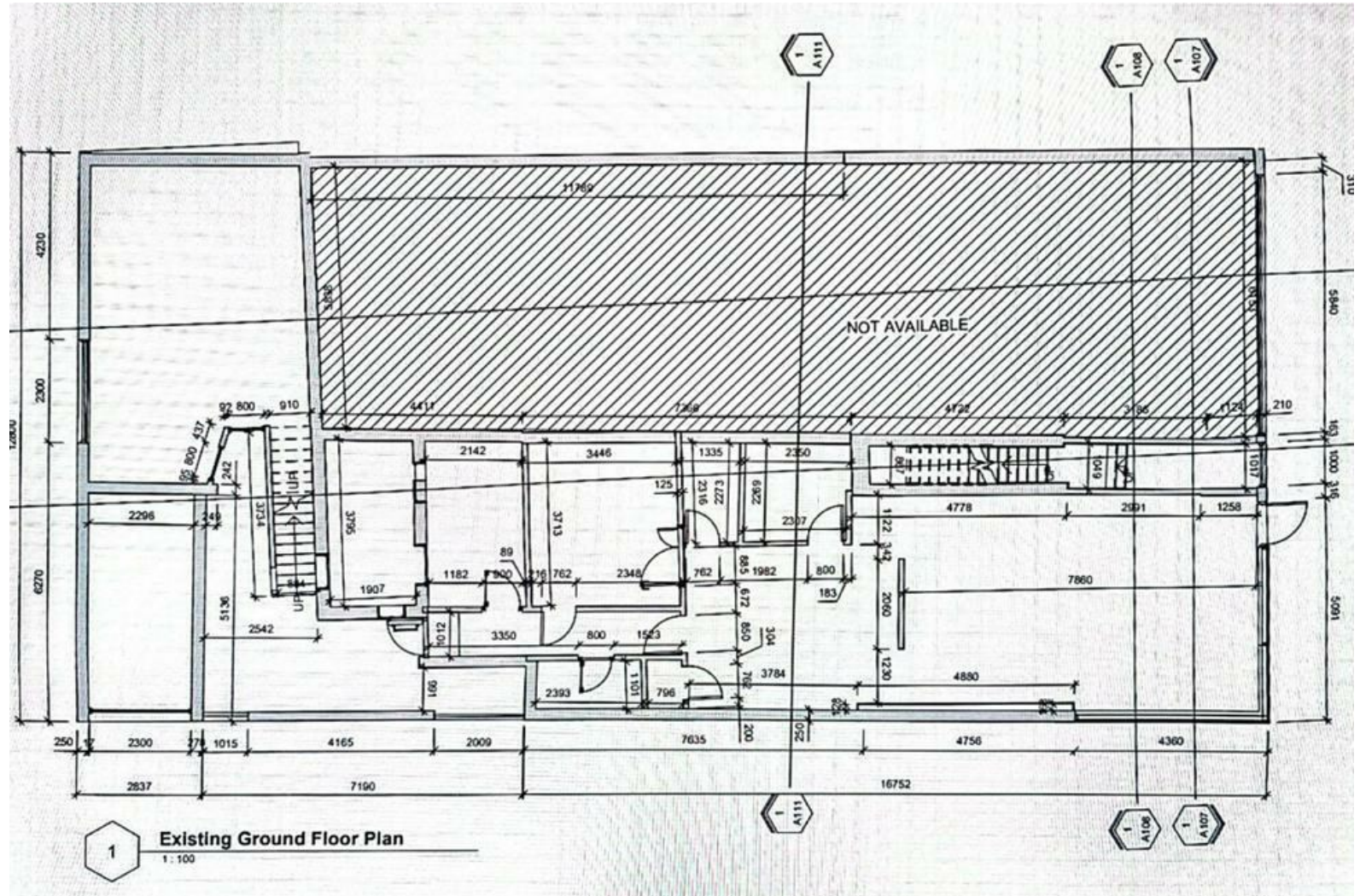
**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£27,500 PER ANNUM



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

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.

COMMERCIAL