

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
 - **SURVEYORS**
 - **MANAGING AGENTS**
 - **RETAIL**
 - **OFFICE SPACE**
 - **INDUSTRIAL**
 - **INVESTMENT PROPERTY**
-

Whilst we at Bennett Phillips Luton 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.



Single storey light industrial / warehouse unit

Approximately 1,096sq ft (101.82sq m)

To Let

**249a Chingford Mount Road
Chingford E4 8LP**

- **Available on a one-year Lease**
- **Suitable for a variety of occupiers**
- **Roller shutter access**
- **Double width door access**

**LOCATION:**

The unit is situated at the rear of a parade of shops fronting Chingford Mount Road (A112), where a number of multiple occupiers such as Tesco Express, Wenzels & British Heart Foundation are represented. There are numerous bus routes serving the immediate area. The nearest railway stations are Walthamstow Central Station (Overground and Underground) and Chingford Station (Overground).

DESCRIPTION:

Comprising a detached single storey brick built commercial unit of approximately 1,096sq ft (101.82sq m). The premises have historically been used for storage and would suit a variety of occupiers. The building benefits from gated access off a service road approached from Albert Road & has parking for 2 cars immediately outside the unit. There are no toilet facilities or water connected to the unit.

LEASE:

The unit is available on a one-year Lease and will be contracted outside of the Landlord and Tenant Act 1954.

RENT:

£12,000pax paid quarterly in advance. We understand VAT is not applicable.

BUSINESS RATES:

Rateable Value 2024/2025:£15,500

Rates Payable 2024/2025: £7,485 per annum

Office / Industrial premises – For qualifying businesses, Business Rates are not payable on properties with a Rateable Value up to £12,000. From £12,001 to £15,000 there is tapered relief. If a company occupies a second property where the RV is over £12,001 then relief is lost on the first property although the benefit may remain for a short period. It is a tenant's responsibility to make their own enquires & satisfy themselves whether they are eligible for rate relief in part or whole.

LEGAL COSTS:

The ingoing Tenant is to be responsible for both parties' reasonable legal costs.

ADMINISTRATIVE FEE:

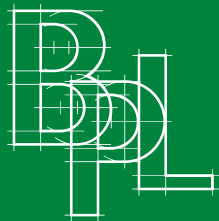
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:

Immediate upon completion of all legalities.

VIEWING:

Strictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com



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