

Virtual freehold investment for sale



244-246 Chingford Mount Road, E4 8JL

Virtual freehold available with an attractive investment yield, located on busy corner junction.

- Attractive long income opportunity to December 2036
- Asset management opportunity including rent review in December 2026
- High prominent location in the busy arterial road of Chingford Mount Road
- Supermarket store fitted out to high standard

Interested?

020 8221 9610

Request more information.

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Summary

Available size	4,100 sqft
Price	£950,000
Asset rent	£70,000 PAX.
EPC	B (36)- valid until 10 August 2028
Gross yield	7.37%

Description

The property comprises of a modern fitted out ground floor supermarket with access to the front as well as delivery access from Normanshire Drive. The unit benefits from both retail frontages to both highways.

Location

The subject property is located in Chingford which forms part of the London Borough of Waltham Forest situated 8.6 miles northeast of Central London. The premises are situated on the east side of Chingford Mount Road (A112) with its junction to Normanshire Drive. The (A112) runs in a southerly direction connecting with the orbital A406 and in a northerly direction intersects with the A1009 and heading beyond to lead to the M25. The surrounding area is mixed use with a variety of housing and flats including the A112 populated with local high street shops, banks, and restaurants. Higham's Park Railway Station is approximately 1.4 miles to the southeast with regular services to London Liverpool Street. Bus stops are situated outside the shops with regular services to Chingford to the north and Blackhorse Road and Walthamstow Stations to the south.

Price

Offers sought in excess of £950,000 plus VAT which reflects a Net Initial Yield of 6.89% after allowing for purchaser costs at 6.8% at this level and a Gross Yield of 7.37%.

By way of separate negotiation, 2 bed flats above unit also available, please call to discuss further.

VAT

The property is registered for VAT and the sale is expected to be by Transfer of Going Concern (TOGC).



Accommodation & Tenure

The unit is being sold on a new 999-year lease subject to a peppercorn rent and subject to the underlease below:

Property	Tenant	Tenure	Rent (pax)	Expiry date
44-246 Chingford Mount Road	Abdullah Dari	Protected occupational Lease, 20 years FRI	£70,000	E Class Use as supermarket Next rent review 12/2026

Note- landlord is holding a rent deposit of £17,449

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

Viewing & Further information

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