



244-246 Chingford Mount Road, London, E4 8JL

Back on the Market due to Abortive Sale of Virtual Freehold  
Investment for Sale

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

## Summary

<b>Available Size</b>	4,100 sq ft
<b>Price</b>	Offers in excess of £940,000 Reflecting a Net Initial Yield of 7% after allowing for purchaser costs at 6.8% at this level and a Gross Yield of 7.45%. By way of separate negotiation, 2 bed flats above unit also available. Please call to discuss further details.
<b>Rates Payable</b>	£17,589.75 per annum £35,250 is the present rateable value of the property, however we would advise that any potential purchaser make their own enquiries to the council as this is likely to increase in April 2023.
<b>Rateable Value</b>	£35,250
<b>VAT</b>	Applicable. The property is registered for VAT and the sale is expected to be by Transfer of Going Concern (TOGC).
<b>EPC Rating</b>	B (36)

## 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 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 leads to the M25. The surrounding area is mixed use with housing and flats including the A112 populated with local high street shops, banks and restaurants. Higham's Park Railway Station is 1.4 miles to the south east with regular services to London Liverpool Street.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Main Retail Area	4,100	380.90	Available
<b>Total</b>	<b>4,100</b>	<b>380.90</b>	

## Viewings

Strictly by appointment only with Landlords sole agents

## Tenure

A new 999-year lease subject to peppercorn rent with a 20 year sublease let as follows: Tenant: Abdullah Dari. FRI lease from Dec 2016, 5 yearly reviews, 20 year term inside LTA 1954 Rent: £70,000 pax. Class E Use. Deposit: £17,449

## Legal Costs

### Burrows House, 415 High Street, London, E15 4QZ

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## Viewing & Further Information

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