

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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🏢 Adam Stein & Co Ltd



RARELY AVAILABLE
5 BROOK PARADE
CHIGWELL
IG7 6PE
727 sq.ft.(67.54 sq.m.)

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

The building is located within Brook Parade being the primary retail district of Chigwell. The parade comprises of 23 mainly retail units with two storey residential accommodation above. The parade boasts an eclectic mix of boutique retailers, coffee shops and restaurants.

It is worth noting that the new landmark residential lead development comprising of 37 new build residential apartments with a Coop supermarket on the ground floor is currently under construction.

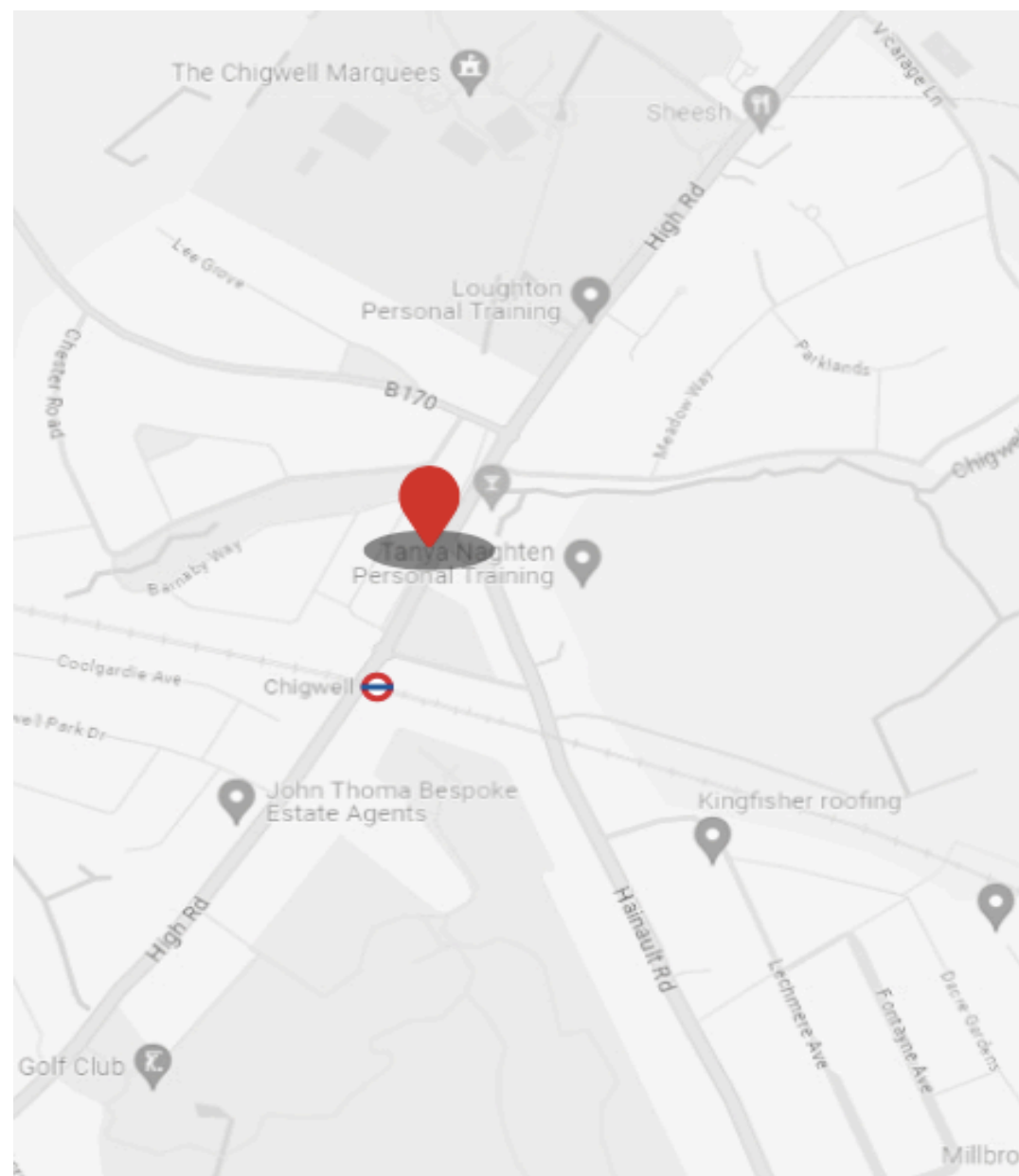
Chigwell Underground Station (Zone 4 Central Line) is moments away providing quick and direct access to the City and West End with the following approximate journey times:*

Liverpool Street – 29 minutes

Oxford Circus – 39 minutes

Additionally, bus route 167 Hainault Street to Loughton Station serves the area.

* Information provided by TfL



Accommodation

Available accommodation comprises of a ground floor commercial unit with rear garden/parking area. The unit has been trading as a health food and wellness store serving the local community for over 40 years.

The suite is essentially open plan WC, kitchenette and stores.

The unit is in good decorative order with an approximate Gross Internal Floor area (GIA) of 727 sq.ft. (67.54 sq.m.)*.

* Floor area taken from VO website and cannot be guaranteed

Use

We understand the premises benefit from existing use Class E and understand alternative classes including takeaway would be considered.

Terms

Tenure

Leasehold. An assignment of our clients 20 year lease to expire 22 June 2029 without further review at the current passing rental of £26,000 per annum is available. The lease is contracted inside of the 1954 L & T Act. A new lease may be available from the Freeholder on terms to be agreed subject to covenant.

PREMIUM UPON APPLICATION

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Possession

Immediately upon completion of legal formalities.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

To be provided.

Viewing

Strictly by prior appointment via this office.

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