

## 4 Station Road, Chingford E4 7BE

### To Let

Viewing & Further Information  
strictly by prior arrangement  
only with

**Rob Fraser**  
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#### Location

The premises are situated on Station Road, within 400 metres of Chingford Railway Station. The unit is close to national retailers, including Santander, Barclays Bank, Lloyds Pharmacy and Costa Coffee (currently fitting opposite).

#### Accommodation

The property is arranged over the ground and first floor level with the following approximate floor areas:

Ground floor:	504 sq m	5,424 sq ft
First Floor Ancillary:	310 sq m	3,336 sq ft
Total:	814 sq m	8,760 sq ft

Additionally there is potential to split the ground floor into 2 units. See below breakdown of approximate floor areas for this option:

#### Unit 1:

Ground Floor Sales	2,497 sq ft
Ground Floor Ancillary:	635 sq ft
First Floor Ancillary:	3,336 sq ft
Total:	6,468 sq ft

#### Unit 2:

Ground Floor:	2,292 sq ft
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#### Rent

On Application

#### Tenure

Terms to be agreed

#### Business rates

We have been verbally informed by the Local Authority that the premises are

assessed for rating purposes as follows:

Rateable Value (2018/19) £74,500

Rates Payable (2018/19) £37,027

(Interested parties are advised to make enquiries with the Local Authority)

#### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

The EPC rating is D. A certificate can be made available.

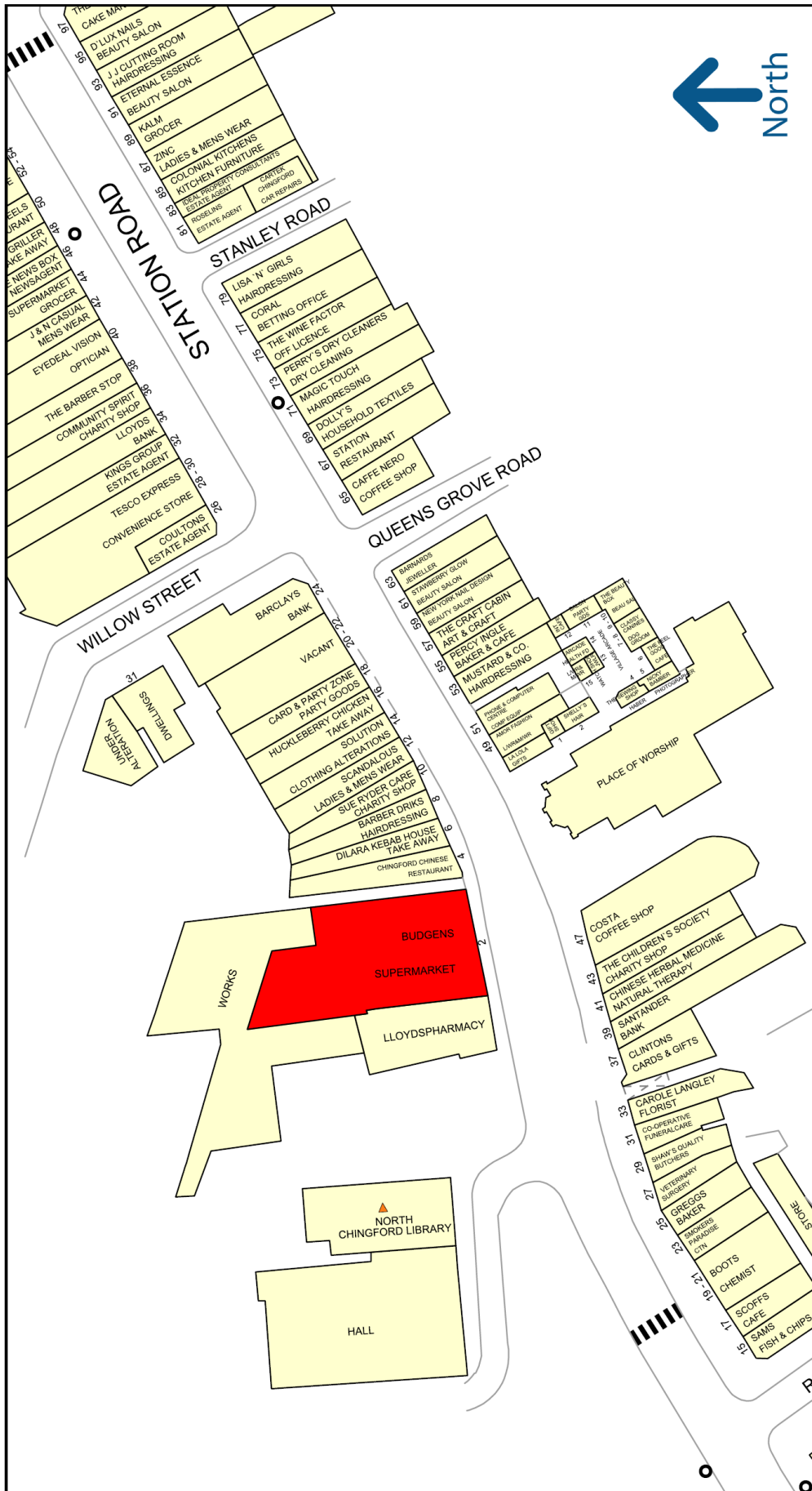
#### VAT

VAT if applicable will be charged at the standard rate.

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50 metres



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