



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£52,500 PER ANNUM

- Triple-fronted retail premises
- Includes rear warehouse
- Totalling approx 4,372 sq ft
- Suitable for a variety of uses
- Chingford Mount Road location

186-192 CHINGFORD MOUNT ROAD, CHINGFORD, LONDON, E4 9BS



Whilst we at Clarke Hillyer 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.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

Location

The property is located on an established parade of shops on Chingford Mount Road (A112). The A112 leads into the Crooked Billet roundabout which in turn provides access to the North Circular (A406). The area is served by local buses and the nearest train station is Highams Park (Overground).

Description

Comprising a triple-fronted shop with rear warehouse. The premises have traded as a tile shop for many years but would be suitable for a variety of uses. The accommodation is more particularly described as follows:

Sales area: 1,909 sq ft (177.4 sq m).

Warehouse (including kitchenette & staff toilet facilities): 2,463 sq ft (228.8 sq m).

Overall: 4,372 sq ft (406.2 sq m).

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £52,500 per annum.

Business Rates

Waltham Forest Council have informed us of the following:

2023 Rateable Value: £48,750

2025/2026 UBR: 0.499 P/£

2025/2026 Rates Payable: £24,326.25

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

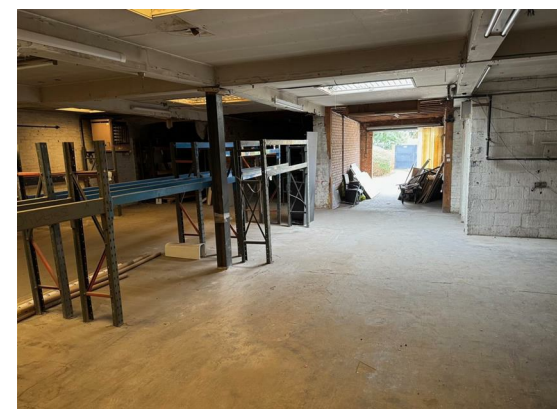
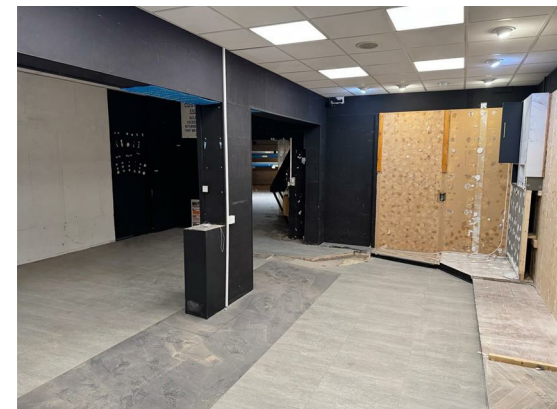
To be covered by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an EPC rating of B.





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