



Self-contained Ground Floor Office With lots of Parking, 102 High Road, Chigwell, Essex, IG7 6PJ

909 Sq Ft (84.45 Sq M) £600,000 Freehold VP

Key Features

GIA of 909 sq ft (84.45 sqm)

Refurbished to a high standard

Meeting Room

Air conditioning

Large car park

Glass partitioning

Grade 2 listed

EV Charging

Wood Flooring

CCTV & Alarm

Property Description

This property comprises of a ground floor office with an GIA of 909sq ft (84.45 sqm). The property has been significantly improved by the vendor and would be suitable for a variety of office users under Use Class E. The property benefits from air conditioning, glass partitioning, meeting room, gas central heating, carpeting, alarm, kitchen/W.C. three phase power, automated electric blinds, and a large car park to the front. The property is offered for sale freehold with vacant possession, the flat above has been sold off on a long lease.

Location

Situated fronting High Road, Chigwell, the property is situated next to the King William IV public house and diagonally opposite Brook Parade. The High Road leads in one direction to Loughton, Debden and the M11 and in the alternate direction through to Woodford Bridge and South Woodford. Chigwell's Central Line underground station is within half a mile of the property.

Price

£600,000 Freehold with vacant possession

Rates Payable

£10,728.50





EPC Rating

D-89

Legal Costs

Prospective tenant to cover the landlord's legal costs.

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Joint Sole Agents

Name: Adam Diamant

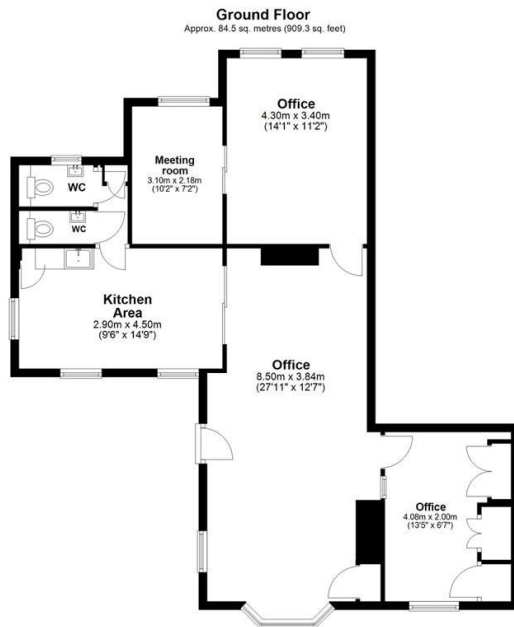
Email: adam@landcommercial.co.uk

Phone: 020 8498 8080

Name: Joe Fox

Email: joe@alexmartin.co.uk

Phone: 07469 170711



Total area: approx. 84.5 sq. metres (909.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp...

High Road



Alex Martin



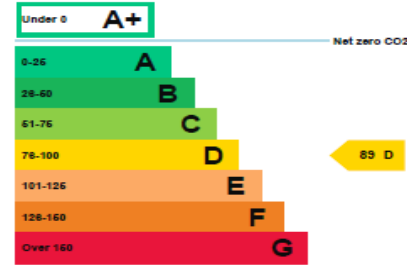
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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

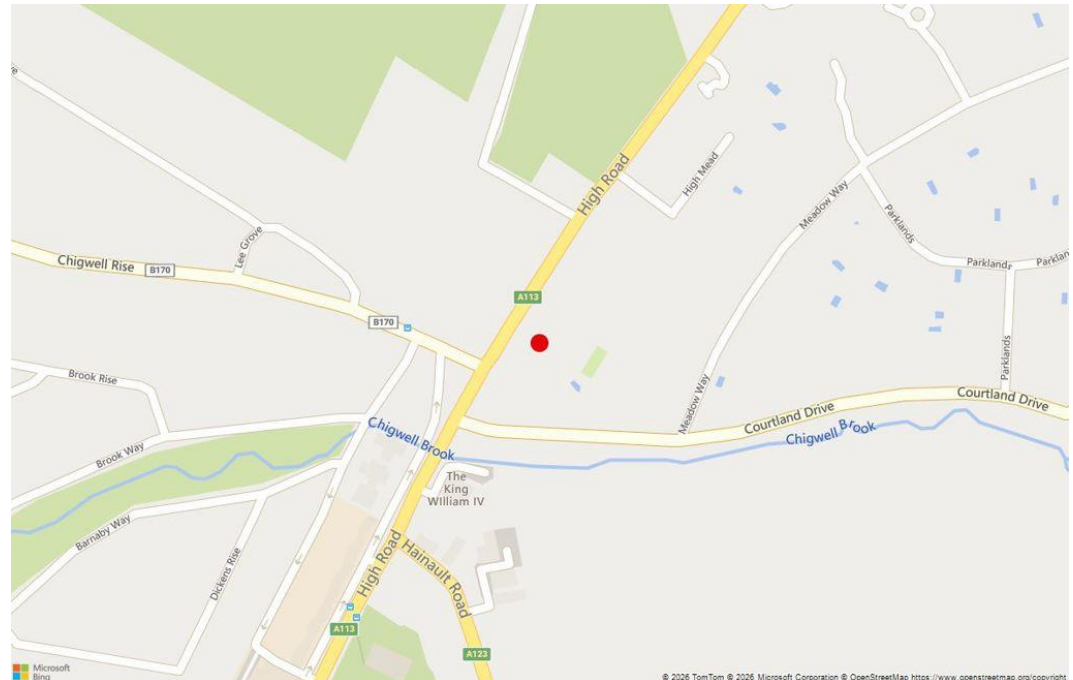
Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

107 E



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