

Prime Retail Unit - Chingford, E4

TO LET

9-11 Old Church Road,
Chingford, London, E4 6SJ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Double fronted retail unit located on Old Church Road, Chingford, E4
- Arranged over 3 floors providing 4,304 square feet (400.03 square metres) of GIA
- The property is available with a new lease and no premium
- EPC Rating – D

Location

The property is located on Old Church Road (A112) close to the junction with Chingford Mount Road and New Road. It is 0.9 miles northeast of the North Circular (A406) which provides easy access to the M11, A12 and A10. Highams Park Overground Station is located to the east 1.6 miles away (21 minutes to Liverpool Street station). The area is well served by buses. Nearby occupiers include Scrivens Opticians, The Works, Iceland, Ladbrokes, Specsavers, Sainsbury's, Costa Coffee, British Heart Foundation, and Timpsons.

Please note all times and distances given are approximate only.

Description

The property is arranged over three floors and has a small rear yard area. The ground floor is arranged as a double fronted retail unit with ancillary space over part of the first and second floor. It was most recently occupied by Boots. The floor sizes for the commercial part are:

Ground Floor = 3,387 square feet (314.75 square metres)

First Floor = 751 square feet (69.77 square metres)

Second Floor = 167 square feet (15.51 square metres)

Total = 4,304 square feet (400.03 square metres)

Please note that the sizes given are approximate only. The commercial areas have been provided by the Landlord. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2025 Rateable Value: £51,500

UBR (2025/26): 55.5p/£

Rates Payable: £28,582.50

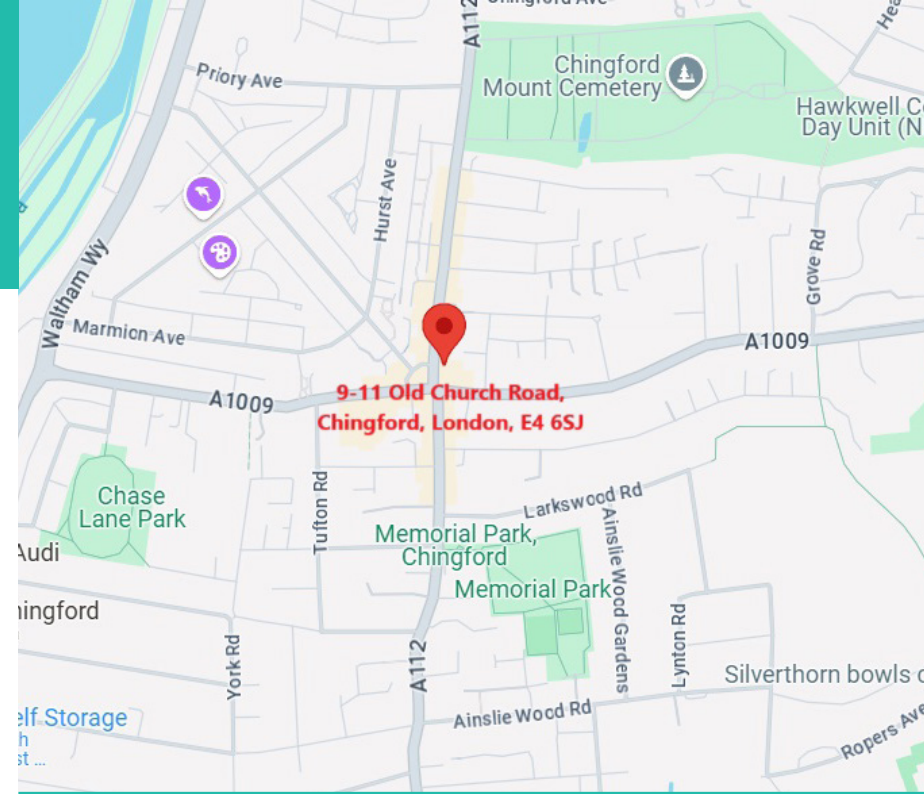
These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with The London Borough of Waltham Forest business rates department.

VAT

The building has been elected for VAT. Therefore VAT is payable where applicable.

Terms

The property is available with a new lease at £50,000 per annum exclusive. The lease will be for a period of 3 or 5 years and excluded from the 1954 Landlord and Tenant Act. All negotiations are strictly subject to contract.



Price:

£50,000 per annum

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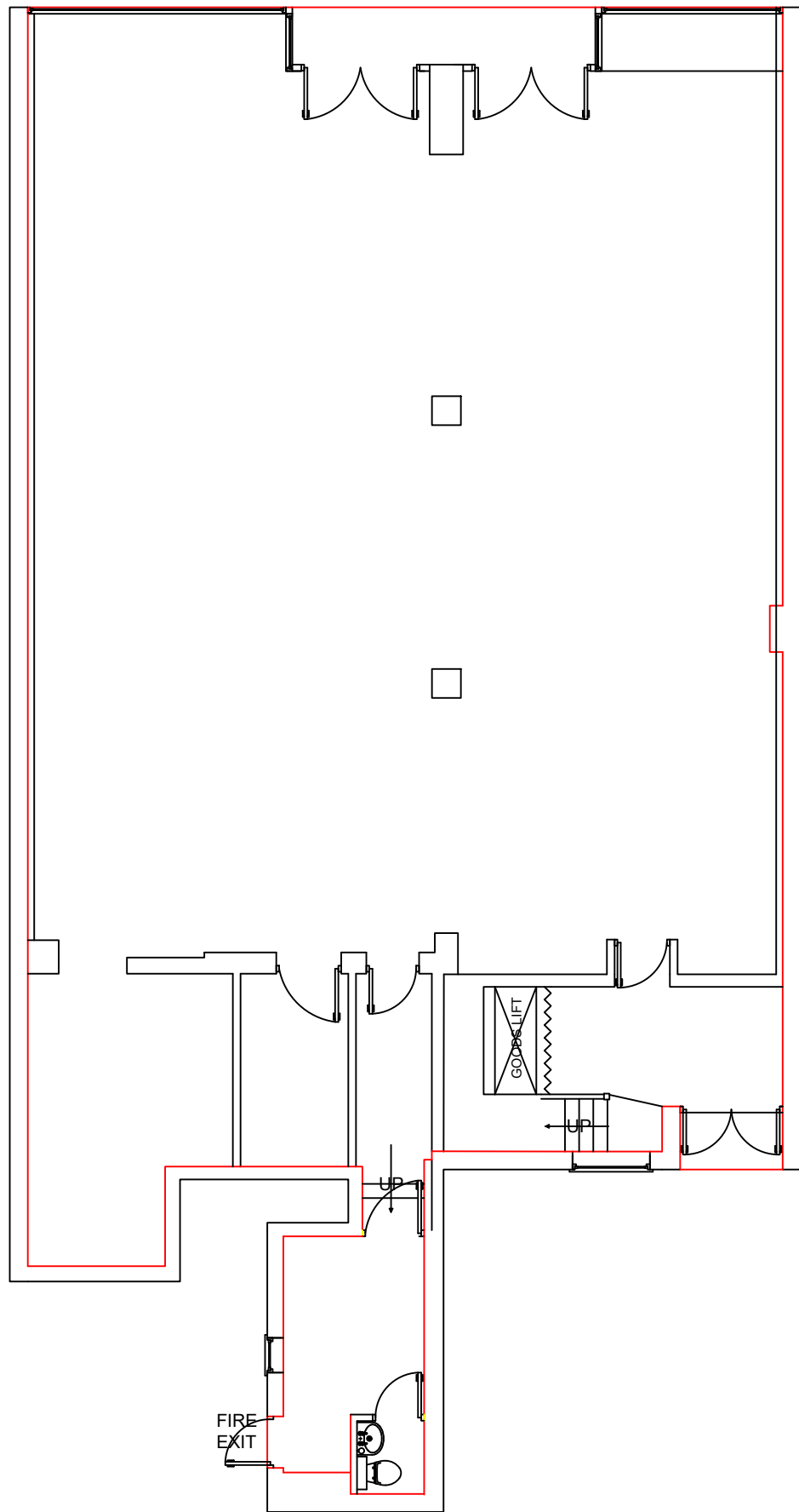
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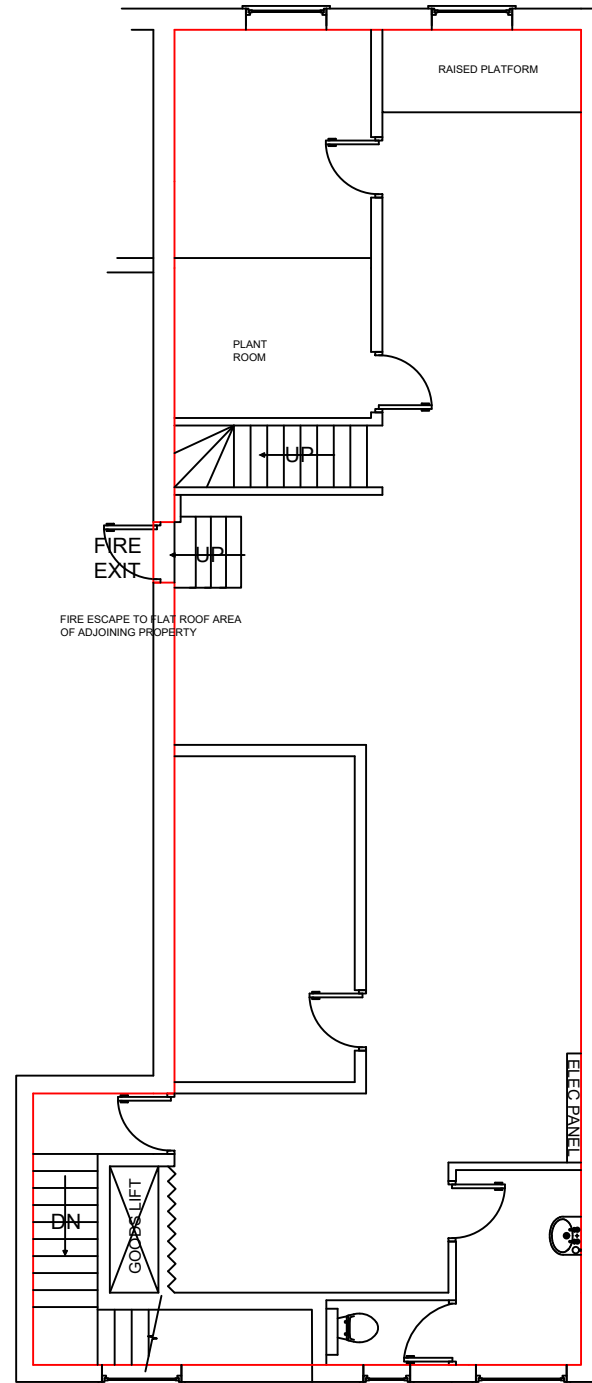
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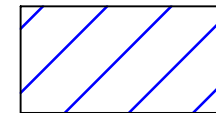
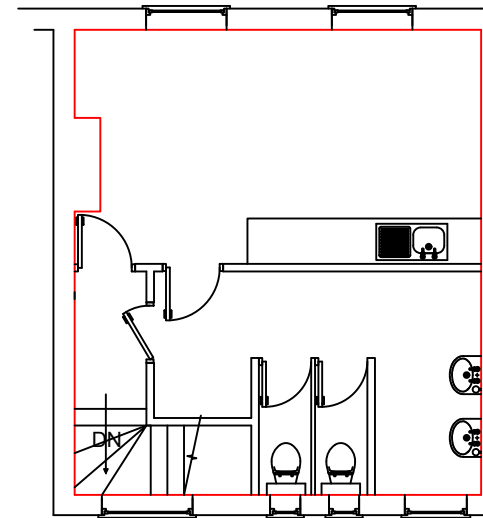
GROUND FLOOR PLAN



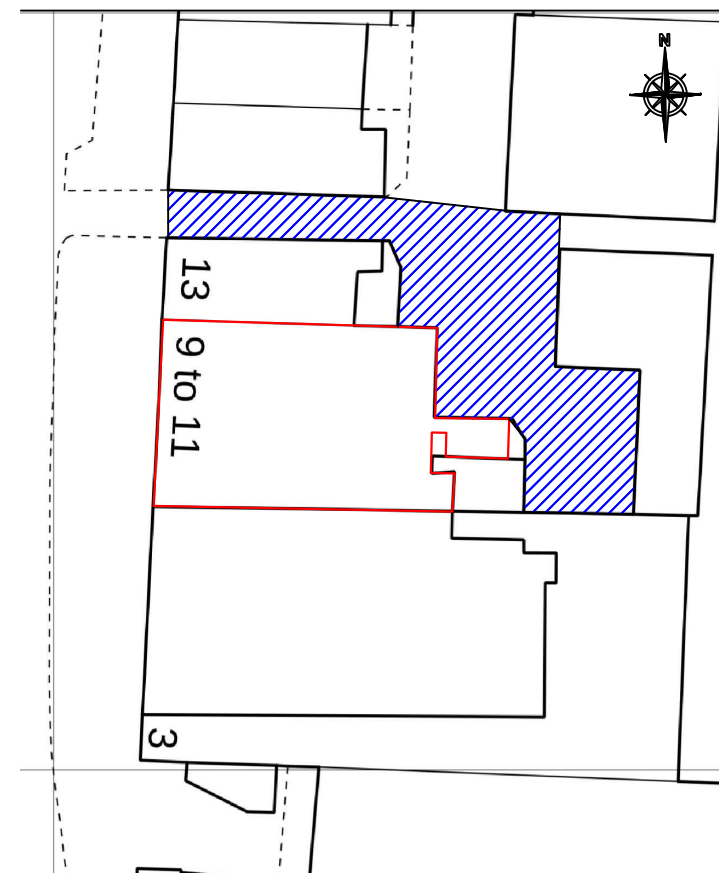
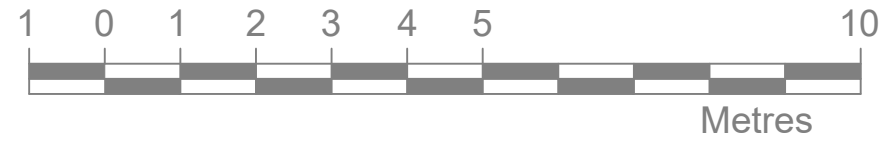
FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA HATCHED IN BLUE ARE SHARED AREAS, USED IN COMMON WITH OTHER OCCUPIERS OF THE BUILDING



EXTRACT FROM ORDNANCE SURVEY @ 1:500, SHOWING LOCATION



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Date: 13th June 2024

Drafted by:
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

Property details:
9-11 Old church Road
Chingford
London
E4 6SJ

Scale 1:100@A3

Drawing No: OCR-9-11/01

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