

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 ground floor providing approximately 2,098 square feet (195 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, Ladbroke's, Specsavers, Sainsbury's, Costa Coffee, British Heart Foundation, and Timpsons.

Please note all times and distances given are approximate only.

Description

A double fronted retail unit arranged over ground floor only. The space was most recently occupied by Boots. The landlord is currently reconfiguring the building and design is still being finalised. The ground floor is expected to measure approximately 2,098 square feet (195 square metres).

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

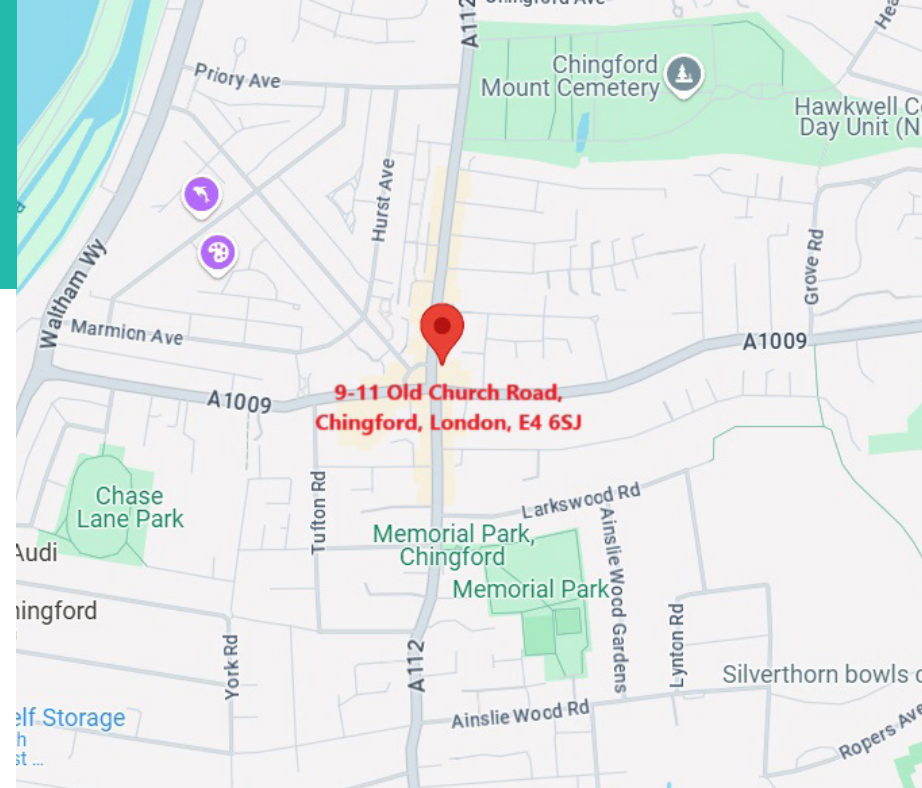
The property is currently being redeveloped and will require re-assessing. All interested parties are advised to speak with Waltham Forest business rates department should they need more information on this.

VAT

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

Terms

The property is available with a new lease at £60,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Price:

£60,000 per annum

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