

Commercial Investment - Chingford, E4

FOR SALE

The Village Arcade, 49a Station Road,
Chingford, London, E4 7DA

Harston&Co

For more information call
us on 020 3371 0061



Highlights

- An indoor shopping arcade with 15 units (4 vacant) with a GIA of 4,328 square feet (402.23 square metres)
- Located on Station Road, Chingford approximately 0.3 miles from Chingford station
- Currently producing £61,080 per annum plus 4 vacant units
- To be sold in the 22 May 2025 Strettons auction
- Guide price £575,000

Location

The property is located on Station Road, Chingford approximately 0.3 miles from Chingford station providing a direct service to London Liverpool Street. Nearby occupiers include Costa, Amazon Fresh, Caffè Nero and Tesco Express plus a range of independent operators.

Please note all times and distances given are approximate only.

Description

A single storey building split into 15 commercial units serving as a popular shopping arcade providing a mix of tenants including a hairdresser, dog groomer, retailers, beauticians, and IT services. There is a communal area in the middle of the arcade that provides seating and tables for visitors.

Tenure

The freehold interest is to be sold subject to the existing tenancies that are in place.

VAT

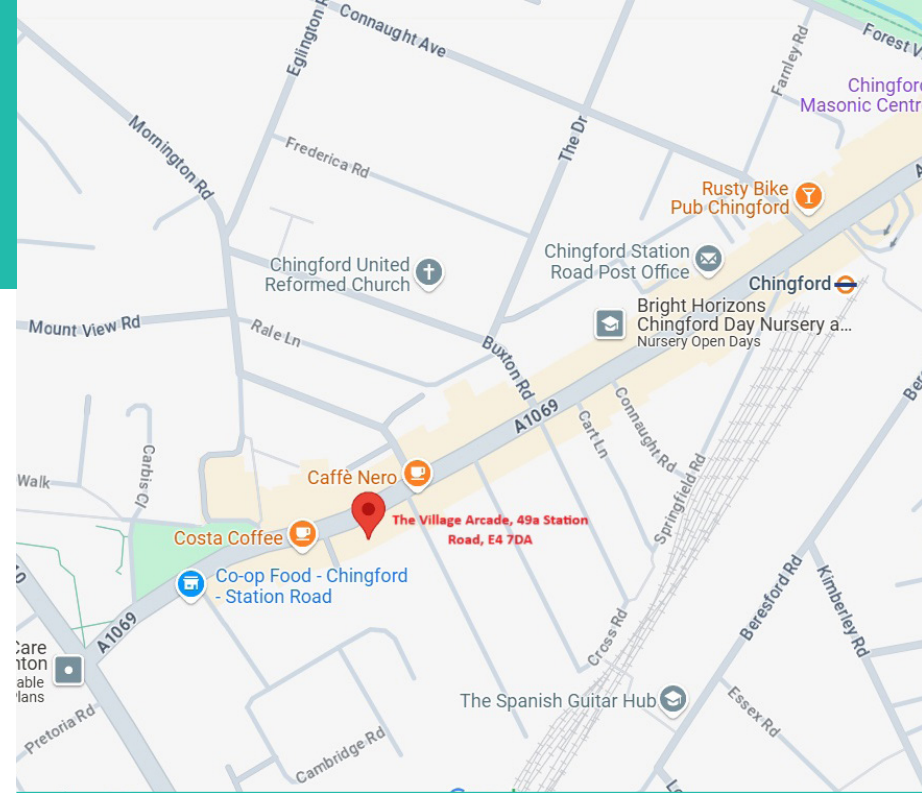
We understand that the property has not been elected for VAT.

Viewings

Viewings are strictly by appointment through joint auctioneers Harston&Co and Strettons.

Terms

The property is guided at £575,000. The property will be sold in Strettons 22nd May auction. Offers will be considered prior to the auction.



Guide Price:

£575,000

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[in](https://www.linkedin.com/company/harstonandco) [tw](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

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Accommodation Schedule – The Village Arcade, 49A Station Road, Chingford, London, E4 7DA

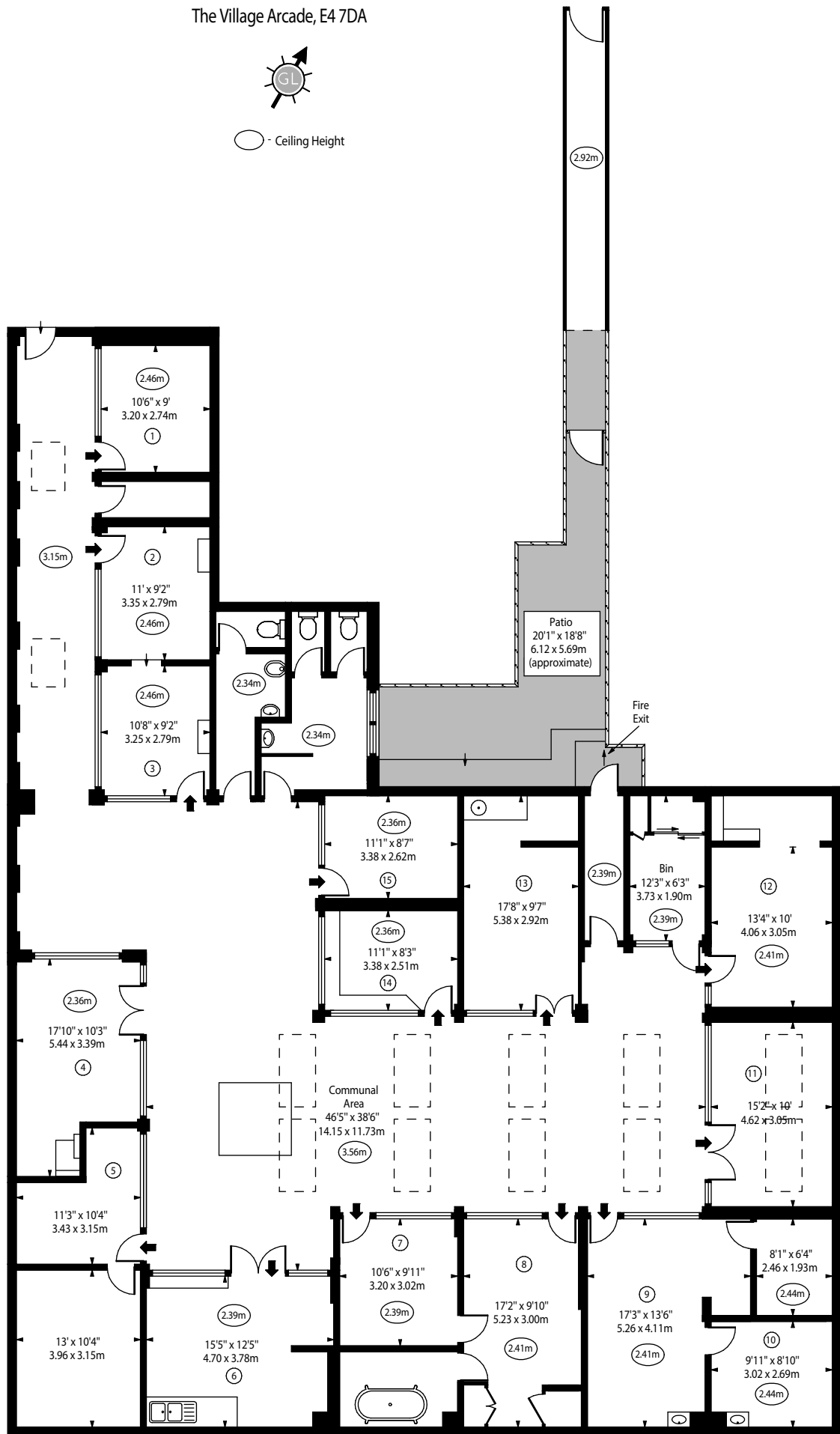
Unit	Use	Size (sq ft)	Size (sq m)	Rent	Lease
1	Vacant	104	9.66	(-)	(-)
2&3	Hairdressers	208	19.32	£8,400	1 year from 1st April 2025 Outside the Act
4	Vintage Ladies wear	250	23.2	£7,680	1 year from 1st April 2025 Outside the Act
5	Photographic Studio	250	23.23	£6,360	1 year from 1st April 2025 Outside the Act
6	Vacant	184	17.05	(-)	(-)
7&8	Dog Grooming	399	37.1	£8,760	1 year from 1st April 2025 Outside the Act
9 &10	Ladies Beauty	364	33.79	£9,000	1 year from 1st April 2025 Outside the Act
11	Treatment rooms	161	14.96	£7,200	1 year from 1st April 2025 Outside the Act
12	IT Studio	164	15.2	£6,480	1 year from 1st April 2025 Outside the Act
13	Cakes	137	12.73	£7,200	Holding Over
14	Vacant	150	13.9	(-)	(-)
15	Vacant	150	13.9	(-)	(-)
	Total	2,519	234.04	£61,080	



The Village Arcade, E4 7DA



○ - Ceiling Height



Ground Floor

Net Internal Area 2160 Sq Ft - 200.66 Sq M
(Excluding Communal Area)

Gross Internal Area 4328 Sq Ft - 402.07 Sq M
(Including Communal Area)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025734M