



## 32 KINGS ROAD

LONDON, E4 7JE

£20,000 PER ANNUM  
SHOP TO LET

- A well-presented, ground-floor commercial unit with gated parking
- The property measures 670 square feet (62.22 square metres)
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC Rating - B

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### Location

The property is located on King's Road in Chingford, between the junctions with Larkshall Road and Station Road. Chingford train station is 0.6 miles away, providing a direct service to London Liverpool Street. The area is well served by buses.

Please note all times and distances given are approximate only.

### Description

A very well-presented, ground-floor commercial unit, most recently occupied by a photography studio. The property measures approximately 670 square feet (62.22 square metres) and has Class E planning consent. It would be suitable for a range of uses, subject to obtaining the appropriate consents. The unit benefits from 2 x w/c's, kitchenette, rear access, and gated parking.

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

### Business Rates

2026 Rateable Value: £13,000

UBR (2026/27): 38.2p/£

Rates Payable: £4,966

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

### Terms

The property is available with a new FRI lease at £20,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

### Viewings

Viewings are strictly by appointment through Harston&Co.



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