

Ref: 878

# For Sale Freehold Or To Let



## 227 Chingford Mount Road, London, E4 8LP

**LOCATION:** Situated in this busy thoroughfare adjacent to the post office and Nisa Local with multiples including Tesco Express, William Hill and Barclays Bank nearby. Chingford Mount Road joins in one direction up to the North Circular (A406) at the Crooked Billet roundabout and in the alternate direction up to Old Church Road and Chingford's main shopping areas. Meridian Water and Chingford are the two nearest stations to the property.

**DESCRIPTION:** The property comprises of a ground floor double fronted lock up shop with a total retail area of approximately 398 sq ft (37.01 sqm) and an ancillary area of 60 sqft (5.53sqm). The property benefits from suspended ceiling, carpeting, air conditioning/heating, LED lighting, fob access, kitchen and W.C. The property is offered for sale freehold or alternatively by way of a new full repairing and insuring sublease the terms of which are to be agreed.



**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- FLOOR AREA 398 SQ FT (37.01 SQM)
  - GAS CENTRAL HEATING
  - AIR CONDITIONING
  - SUSPENDED CEILING
  - CARPETED THROUGHOUT
  - LED LIGHTING
  - FOB ACCESS

**RENT:** £15,000 p.a.x.

**PRICE:** £250,000 freehold (subject to the long leasehold interest of the two residential units above)

**SERVICE CHARGE:** TBC

**RATES PAYABLE:** £5,126.38 per annum.

**EPC RATING:** TBC

**REFERENCES:** 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.

**LEGAL COSTS:** To be paid by the ingoing tenant

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Via sole agents

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*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.*