HIGHLY PROMINENT VIRTUAL FREEHOLD

FOR SALE (may let)

648 CHIGWELL ROAD
WOODFORD BRIDGE
IG8 8AQ

584 sq.ft. (54.25 sq.m.) plus forecourt

Location: The building is located at the end of a secondary retail parade adjacent at the Chigwell Road/Gainsborough Road junction. Local occupiers include Coop supermarket, Costa Coffee, Menzies Prince Regent hotel as well as a number of local independent retailers. The property is equidistant between Woodford (1.5 miles) and Chigwell (1.4 miles) Central Line Underground Stations.

This is a very well established parade with heavy vehicular traffic passing directly past the building throughout the day.
Accommodation: Available accommodation comprises a ground floor corner retail unit currently occupied by Hopskotch Childrens Trust charity. The unit is in reasonable decorative order but may require some modernisation.

Floor areas/dimensions as follows:

Dimensions

<table>
<thead>
<tr>
<th></th>
<th>Internal width:</th>
<th>Shop depth:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15'8&quot;</td>
<td>27'3&quot;</td>
</tr>
<tr>
<td>Dimensions</td>
<td>4.78m</td>
<td>8.31m</td>
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</tbody>
</table>

Floor areas

<table>
<thead>
<tr>
<th></th>
<th>Sq.ft.</th>
<th>Sq.m.</th>
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<tbody>
<tr>
<td>Ground floor sales</td>
<td>428</td>
<td>39.76</td>
</tr>
<tr>
<td>Ancillary</td>
<td>156</td>
<td>14.49</td>
</tr>
<tr>
<td>WC</td>
<td></td>
<td></td>
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<tr>
<td>Forecourt</td>
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</tbody>
</table>

Total ground floor area 584 54.25

Terms

Tenure: Leasehold (Virtual Freehold).

Lease: An assignment of our clients long leasehold interest for a term of 999 years from 21 October 2011 is available.

The premises are to be sold with vacant possession upon completion.

NB. The Tenant has indicated to the vendor that it would be prepared to remain in the premises on a new lease at market rental.

Price: Upon application.

VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Legal Costs: Each party to bear their own legal costs incurred in this transaction.

Cons. Protection Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property.
Money Laundering Regulations:  It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

EPC:  An EPC has been commissioned.

Viewing:  Strictly by arrangement via Freeholders sole agents as above.