

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

SHOP/OFFICE TO LET

VALLEY SIDE PARADE CHINGFORD E4 8AJ



Location: The building is situated on Valley Side Parade, Chingford which is a small mixed-use parade with residential accommodation above. This parade benefits from free parking and runs parallel to Waltham Way which connects North and South Chingford.

Accommodation: Available accommodation comprises of a ground floor shop formerly trading as a hair and beauty salon. The unit benefits from a WC, kitchenette and electric roller shutter and is in reasonable condition.

Approximate floor area is 435 sq.ft. (40.41 sq.m.)

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.



Workshop

300

27.87

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Terms

Tenure: Leasehold

Lease/Rent: Premises are available by way of a new lease at a rental of £10,000 per annum inclusive of service charge and buildings insurance. Lease to be outside of the provision of the 1954 Landlord & Tenant Act.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates: We understand the business rates for the current year are £2,688 payable. Small Business Rates Relief may apply therefore it is advised that interested parties make their own enquiries in this regard.

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.

Viewing: Strictly by arrangement through vendors sole agent as above.