

**648 CHIGWELL ROAD
WOODFORD BRIDGE
ESSEX
IG8 8AQ**

**LONG LEASEHOLD
INTEREST FOR SALE**

**584 SQ.FT. (54.25
SQ.M.)**

**HIGHLY VISIBLE
GROUND FLOOR UNIT**



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The building is located at the end of a secondary retail parade on the Chigwell Road/Gainsborough Road junction. Local occupiers include Coop supermarket, Costa Coffee and Best Western Hotels 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 of 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.

The forecourt area is not included within the sale.

Floor areas/dimensions as follows:

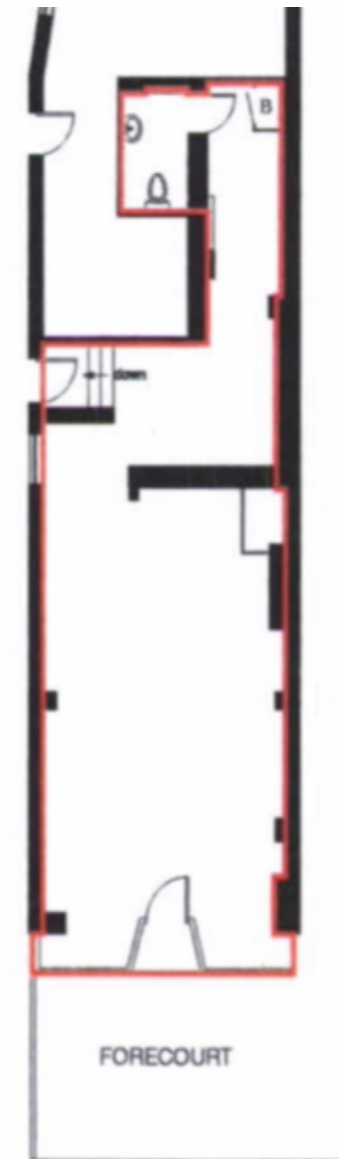
Dimensions

| | | |
|----------------|-------|-------|
| Internal width | 15'8" | 4.78m |
| Shop depth | 27'3" | 8.31m |

| Floor areas | Sq.ft. | Sq.m. |
|--------------------------------|------------|--------------|
| Ground floor sales | 428 | 39.76 |
| Ancillary | 156 | 14.49 |
| Total ground floor area | 584 | 54.25 |

We understand that Hopskotch Childrens Trust initially took occupation of the premises by way of a 10 year lease from March 2009 outside of the 1954 L & T Act at a rental of £15,000 pax.

It remains in occupation and the Trustees have expressed an interest to remain in the premises by way of a new 10 year lease at a rental of £17,000 pax.



Terms

Tenure

Long Leasehold (Virtual Freehold).

Lease

An assignment of our clients Long Leasehold interest for a term of 999 years from 21 October 2011 is being offered with either vacant possession on completion or the benefit of the income from the current Tenant. Full details on request.

Price

Offers in excess of £225,000 are being sought.

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 insurance

Estimated to be no more than £400 per annum.

Consumer Protection & Money Laundering Regulations

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

Legal costs

The incoming Tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

EPC

An EPC will be available shortly.

Viewing

Strictly by appointment via this office.