

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**TO LET (MAY SELL)**

**SELF CONTAINED  
COMMERCIAL GROUND  
FLOOR WITH FORECOURT  
PARKING**

**Rear of  
1 CAVENDISH ROAD  
HIGHAMS PARK  
E4 9NQ**

**950 sq.ft. (88.26 sq.m.)**

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

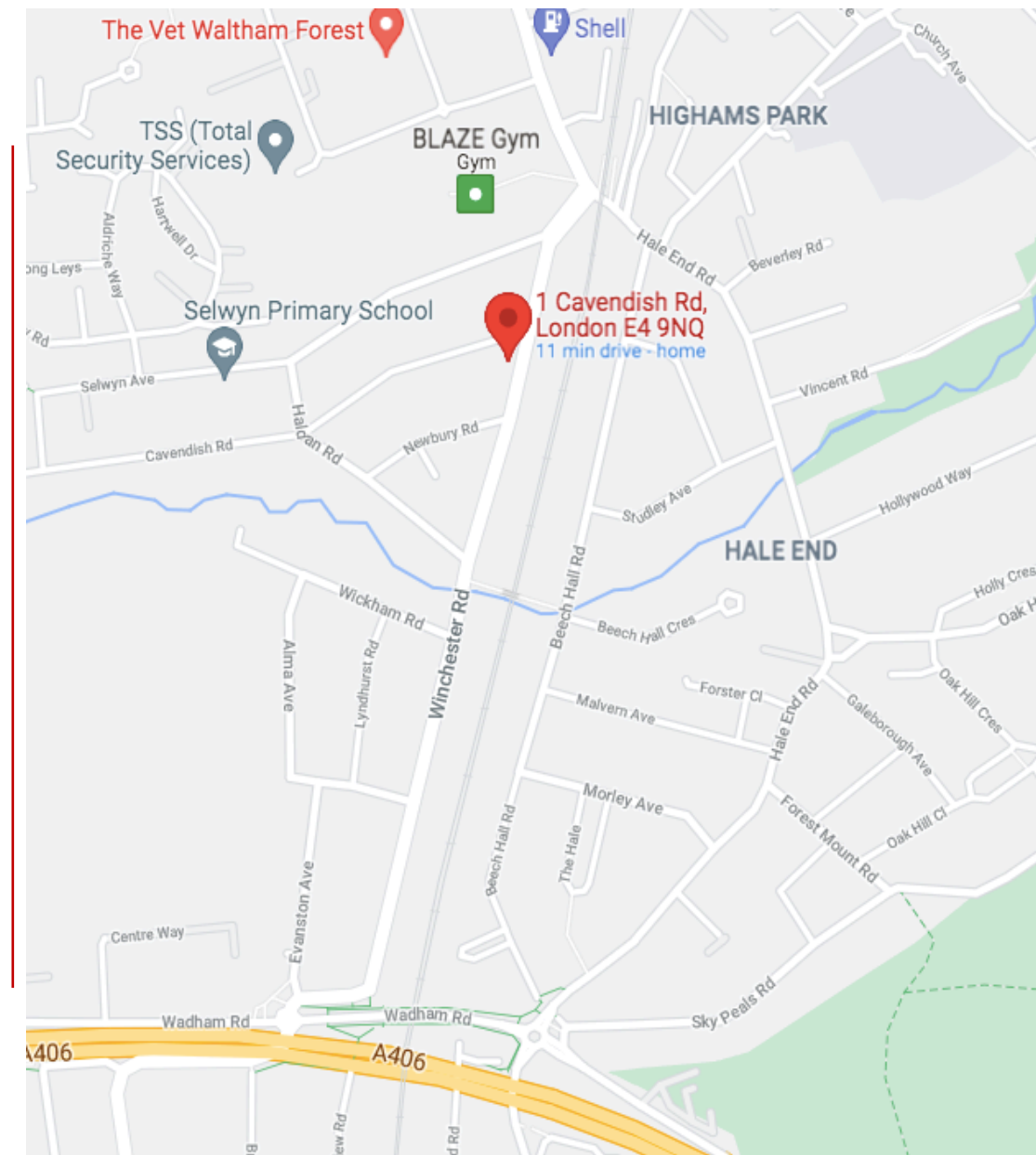
## Location

The subject property is located on Winchester Road close to its junction with Cavendish Road overlooking a good secondary retail parade in Highams Park.

Highams Park overground station is moments away providing quick and easy access to the City at Liverpool Street station (22 minutes) whilst the following bus route pass the building:

212 – Chingford Station to St James Street Station  
W16 - Chingford Mount to Leytonstone Station

North Circular Road (A406) is also moments away offering direct access to M11 and A12.



## Accommodation

Available accommodation comprises part of a former GP surgery arranged over ground floor and most recently used for offices.

To the front of the building is a private forecourt capable of accommodating 2 cars.

The unit is divided into 3 large rooms accessed off of a central corridor together with a single WC.

General condition is reasonable and the suite has an approximate gross floor area of 950 sq.ft. (88.26 sq.m.).

Floor plans provided for guidance purposes only and not to be relied upon for any scale

## NB.

Remainder of the building on Cavendish Road comprises a ground floor studio and first floor 1x bedroom flat both of which were previously used as part of the medical practice.



CAVENDISH ROAD, HIGHAMS PARK, E4 9WQ

TOTAL FLOOR AREA: 716 sq ft. (86.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Blueprints (2022)



## Terms

### Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed, alternatively, the Landlord may consider a sale of the entire Freehold interest. Further details upon request.

### Rent

Upon application.

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.

### Service charge

To be advised.

### EPC

An EPC will be available shortly.

### Cons. 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/or individuals before accepting an offer for any property.

### Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### Viewing

**Strictly** by arrangement via Freeholders sole agents:

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