

LOCK UP SHOP TO LET

**58 STATION ROAD
CHINGFORD**

E4 7BE

745 sq.ft. (69.21 sq.m.) GIA



Location

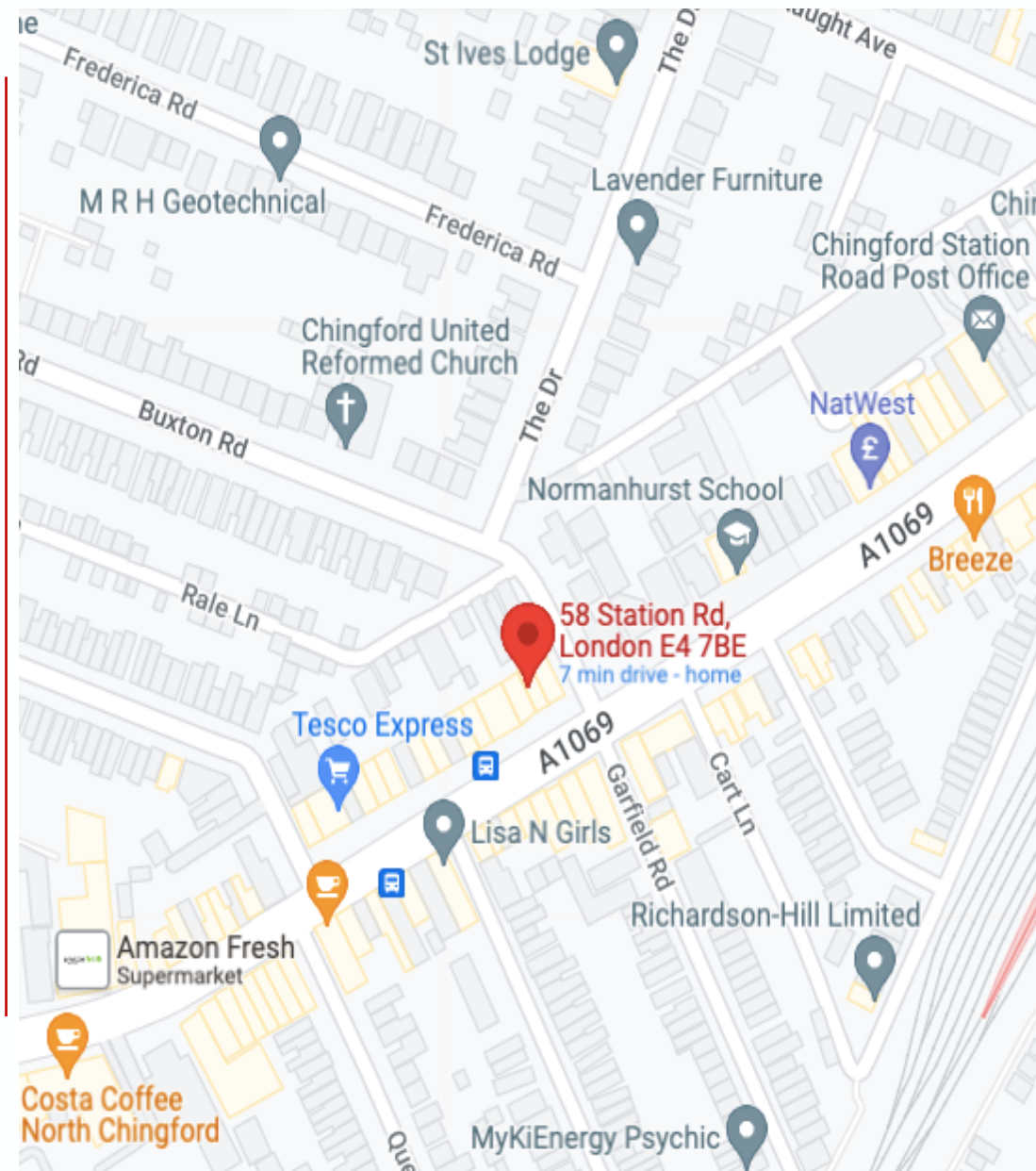
The building is located within an established retail parade close to the Station Road/Buxton Road junction in Chingford. Station Road has established itself as the 'Riviera' of East London with a number of thriving cafes, restaurants, coffee shops and bars. Occupiers of note include the Post Office, Greggs, Tesco Express and The Co-Operative as well as Lloyds, Barclays and Natwest Bank.

Chingford Mainline station overground station (Zone 5) is within very easy walking distance providing quick and easy access to the City via Liverpool Street in 29 minutes.

Furthermore, the immediate area is served by the following bus routes:

- 97 – Chingford St. to Stratford City Bus Station
- 179 – Chingford St. to Hainault Street, Ilford
- 212 – Chingford St. to St James Street Station, Walthamstow
- 313 – Chingford St. to Dame Alice Owen's School, Potters Bar
- 379 – Chingford St. to Yardley Lane Estate, Sewardstone
- 385 – Chingford St. to Salisbury Hall Sainsburys, Walthamstow
- 397 – Salisbury Hall Sainsburys to The Broadway, Debden
- 444 – Turnpike Lane Bus Station to Chingford St.
- 505 – Chingford St. to Harlow
- N26 – Charing X/Trafalgar Square to Chingford St. night service

* Information provided via TfL website.



Accommodation

Available accommodation comprises of a mid terrace ground floor lock up shop together with rear stores and a private office area most recently trading as a gift and vaping shop.

The premises are in very good decorative order benefitting from laminate flooring throughout, electrically operated roller shutter, track lighting and a single WC.

Floor area as follows:

	Sq.ft.	Sq.m.
Ground floor sales:	337	31.31
Stores/office	408	37.90
Total	745	69.21

FLOOR AREAS OBTAINED BY VO WEBSITE. INTERESTED PARTIES ARE ENCOURAGED TO SATISFY THEMSELVES IN THIS REGARD.



Terms

Tenure

Leasehold. A new FR&I lease is available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

Rent

£20,800 per annum exclusive. Rent to be paid on the usual quarter days.

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

Interested parties are advised to make their own enquiries in this regard.

Legal costs

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

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.

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.

EPC

An EPC is available upon request.

Viewing

Strictly by prior appointment via sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

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