



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£15,000 PER ANNUM

- Commercial Unit to Let
- Includes parking
- New lease on flexible terms
- Suitable for a variety of occupiers
- Available either short or long term

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

R/O 249 CHINGFORD MOUNT ROAD, CHINGFORD, LONDON, E4 8LP



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

COMMERCIAL

Location

Located at the rear of Chingford Mount Road (A112), which comprises many local traders as well as multiple occupiers such as Tesco Express, Wenzels the Bakers, and Churchill Estates. The area is served by local buses and the nearest train stations are Walthamstow Central Station (Overground and Underground) and Chingford Station (Overground).

Description

Comprising a detached single storey brick built commercial unit of approximately 1,006 sq ft (93.5 sq m). The premises have historically been used for storage and would suit a variety of occupiers. The building benefits from forecourt parking and electricity supply.

Terms

The premises are available on a flexible basis at a rent of £15,000 per annum, alternatively, the landlord would consider a longer term agreement but at a rent of £20,000 per annum. Any agreement would be contracted outside of the Landlord and Tenant Act 1954, the tenant could also have the option to purchase the premises.

Business Rates

The London Borough of Waltham Forest have informed us of the following:

2026 Rateable Value: £12,000

2026/27 UBR: 0.499 P/£0.432

2026/27 Rates Payable: £5,184

Interested parties may benefit from Small Business Relief and are advised to verify these figures with the local rating authority.

Legal Costs

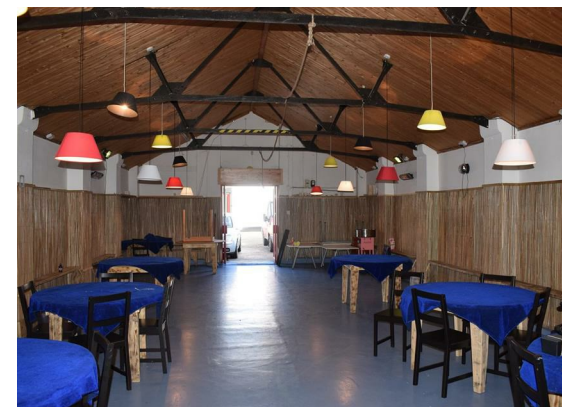
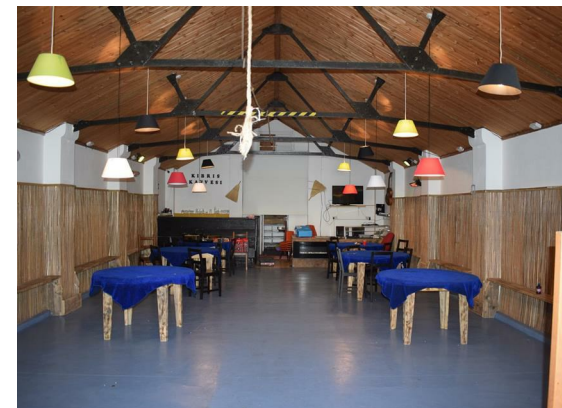
To be met by the ingoing tenant.

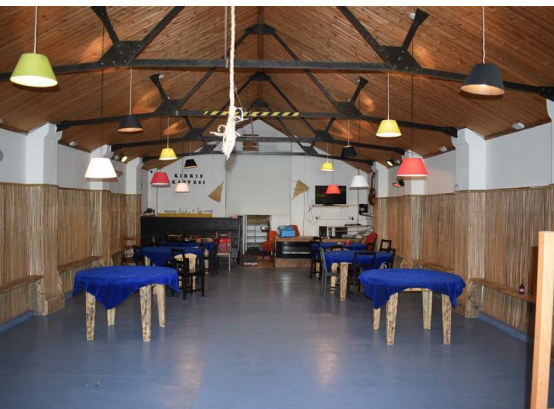
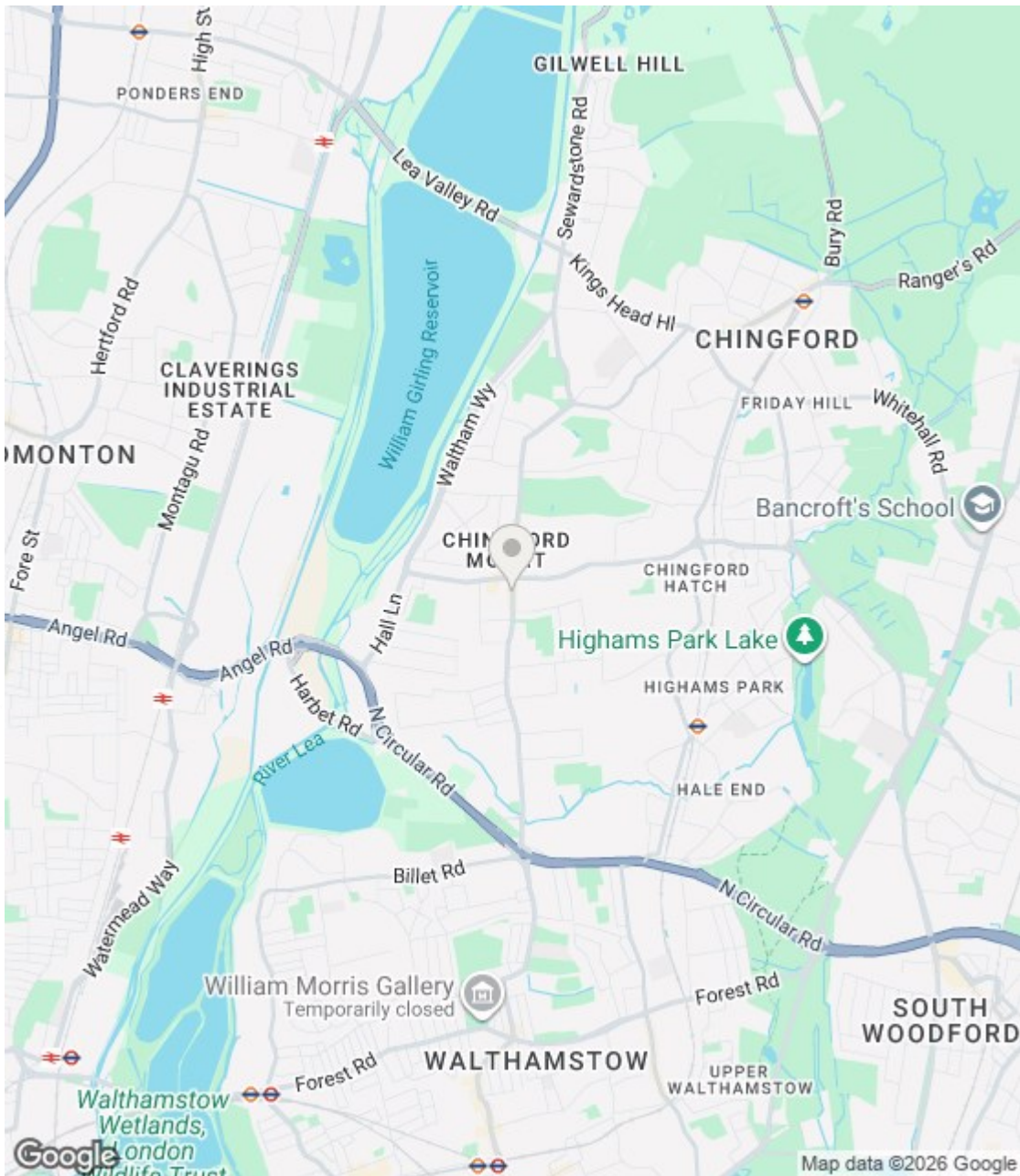
Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



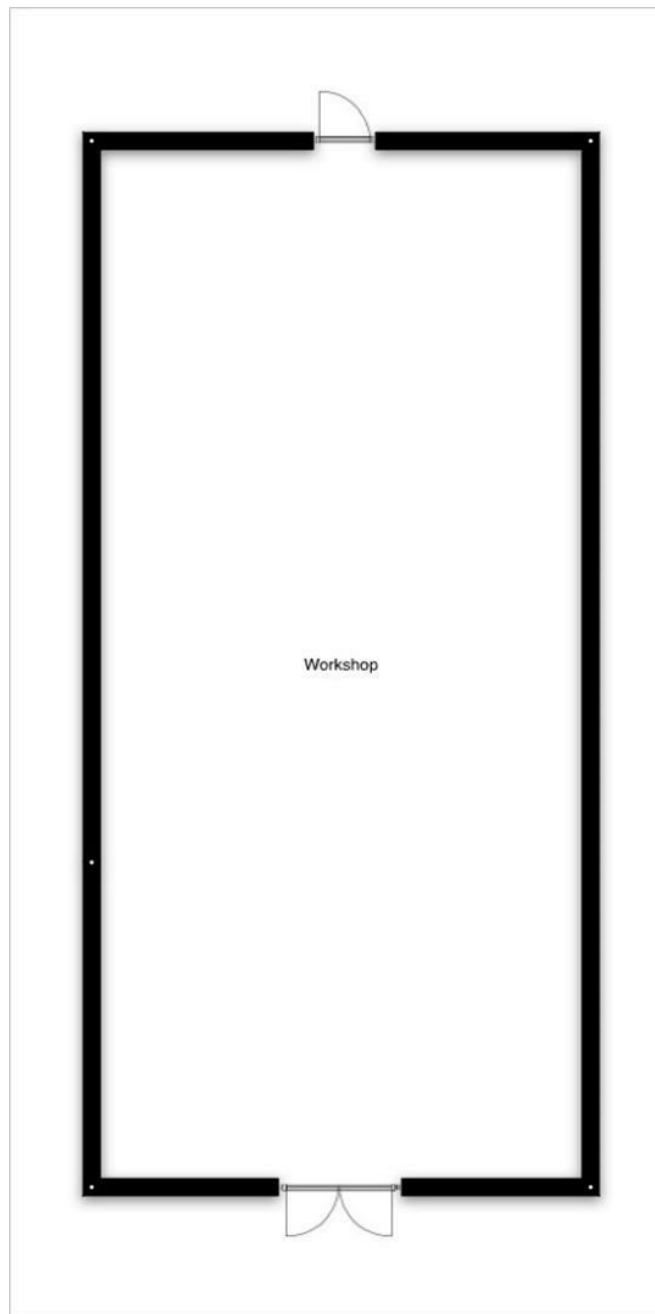
CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£15,000 PER ANNUM



CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

COMMERCIAL