

INCORPORATING...

brian **dadd** commercial

**FOR SALE**

**£595,000**

- Freehold investment
- Comprising ground floor shop & self-contained 3-bedroom flat
- Current income £35,500 per annum
- Station Road location
- Rear garden
- Rear access

**52/52A, STATION ROAD, CHINGFORD, LONDON, E4 7BE**



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.

#### Location

Situated on an established parade of shops in Station Road, Chingford. On Station Road are several multiple retailers including Greggs, Tesco Express and The Co-Operative. There are also a number of restaurants and coffee shops such as Costa Coffee and Cafe Nero. Chingford Station provides a regular service into Central London and Pay and Display parking is available on the street. Access to the motorway network is via the M25 at Waltham Abbey or the M11 at Loughton (Southbound Only).

#### Description

Comprising a ground floor shop with a self-contained 3-bedroom flat at 1st and 2nd floor level. The shop has traded as a coffee shop for many years and has been amalgamated with 54 Station Road, although 54 Station Road is not included in the sale. The flat is accessed via Rale Lane to the rear of the premises. At the rear of the property is a garden and a bin store which is demised to the shop. The accommodation is more particularly described as follows: Shop: Sales Area: 790 sq ft (63.3 sq m); Office 45 sq ft (4.2 sq m); Food prep: 108 sq ft (10 sq m); Freezer: 76 sq ft (7 sq m).

1st Floor: Kitchen, bathroom, bedroom, living room, w/c.

2nd Floor: 2 bedrooms, storage room.

All measurements quoted are approximate only.

#### Tenancies

The shop is held on a 15 year full repairing and insuring lease from February 2024, at a rent of £20,500 per annum. There are rent reviews every 5 years.

The flat is rented out at a rent of £1,250 per month.

#### Terms

The freehold is available, subject to the existing tenancy agreements, for £595,000.

#### Business Rates

Please contact us for further details.

#### Council Tax

The flat is within Council Tax Band B.

#### Viewings

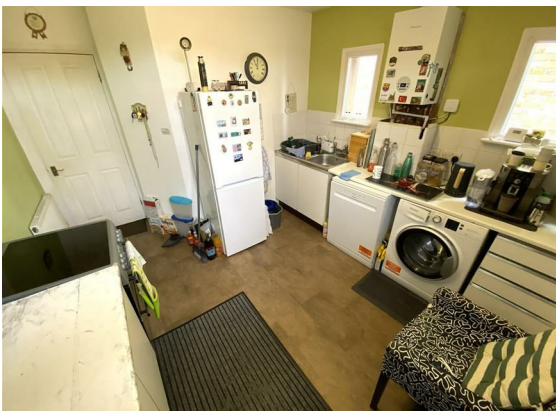
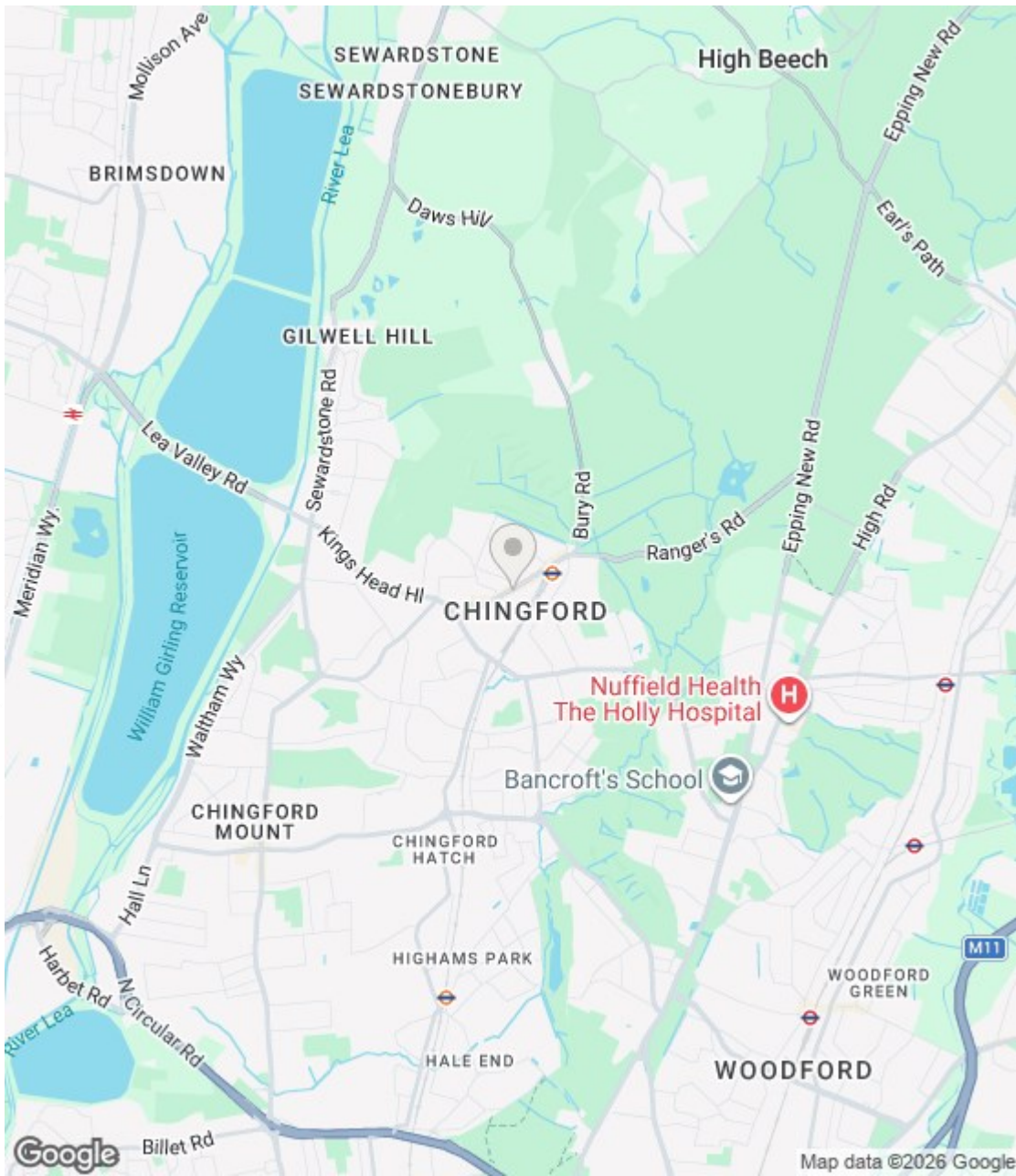
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPCs

The shop has an Energy Performance Certificate rating of B and the Flat has an EPC rating of D.



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.



| Energy Efficiency Rating                    |                                                                                                              |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                      | Potential |
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            | 85                                                                                                           | 85        |
| (69-80) <b>C</b>                            |                                                                                                              |           |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

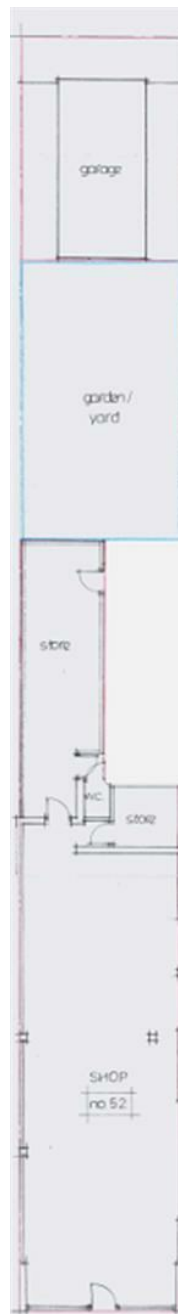


INCORPORATING...

brian **dadd** commercial

FOR SALE

£595,000



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