

Prominent Corner
SHOP / OFFICE
TO LET

(On a short-term lease exp. 2022)



183 Manor Road, Chigwell, Essex

020 8506 9900
www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

The unit is located in a prominent position adjacent to the new exclusive Eden Lodge residential development at the end of a busy local parade of shops. **Grange Hill** (Central line) underground station is adjacent to the unit.

Description:

The premises consist of a ground floor newly refurbished shop premises affording the following dimensions and areas: -

Frontage	14 ft	4.3 m
Depth	40 ft	12.4 m
Shop Area	540 sq. ft	50.2 m2

Amenities

WC & Kitchen
2 car spaces

Tenure:

By way of a short-term lease expiring 2022

Rent:

Offers are sought in the region of £20,000 per annum exclusive

Legal Costs:

Each party to pay for their own legal costs.



References

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk