

# PRIME SHOP TO LET

**59.71 m2 (642.7 sq. ft)**

**60 Station Road, Chingford E4**



**020 8506 9900**

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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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**Location**

Situated on Station Road the main shopping and commercial area of North Chingford. Within the same parade are several restaurants, cafés and banks with well-known names such as **Belgique, Tesco Express, Greggs & Lloyds bank**. Pay & display parking is available on Station Road and the surrounding streets.

Chingford Overground station is a few minutes' walk away which provides a regular commuter service into London Liverpool Street (journey time approx. 30 mins).

**Description:**

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

Frontage	17.39 ft	5.3 m
Shop depth	28.54 ft	8.7 m
Retail area	503.75 sq. ft	46.11
Rear office/storage area	138.9 sq. ft	12.9 m <sup>2</sup>
<b>Total Shop area</b>	<b>642.7 sq. ft</b>	<b>59.71 m<sup>2</sup></b>

**Tenure:**

New lease to be agreed

**Rent:**

Offers are sought in the region of **£18,000** per annum exclusive

**Rates:**

Applicants are advised to check with the local authority to confirm the rates payable for the current financial year.

**Legal Costs:**

Each party to pay for their own.

**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 or not they are accepted by the Landlord.

**Viewing**

**Strictly by Appointment only via sole agents**

**Jason Grant**

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