

RESTAURANT
PREMISES

Lease
For Sale
(Ground & 1st Floor)

102 Station Road,
Chingford, London E4



Location:

The property occupies a highly prominent trading position, towards the eastern end of this popular main road shopping area amongst a variety of bars, restaurants, cafes and shops. Close to the junction of Connaught Avenue and ideally located opposite Chingford Mainline Rail & Bus Stations.

Chingford lies approximately 10 miles north-east of central London, immediately north of A406 (North Circular Road) and is conveniently situated for the M11 (Jcn 4)

Description:

Ground floor restaurant premises with front and rear access, approximate sizes below:-

Gross Frontage	15.8 ft	4.8 m
Internal Width	15.3 ft	4.65 m
Widening to	19.4 ft	5.9 m
Rest Depth	46.5 ft	14.17 m
Restaurant Area	893.4 sq.ft	83 m ²
Kitchen Area	193.75 sq. ft	18 m ²
Area Approx	1087.15 sq.ft	101 m²

Male, Female WC's

External storeroom 97.95 sq.ft 9.1 m²

Parking for 1 car

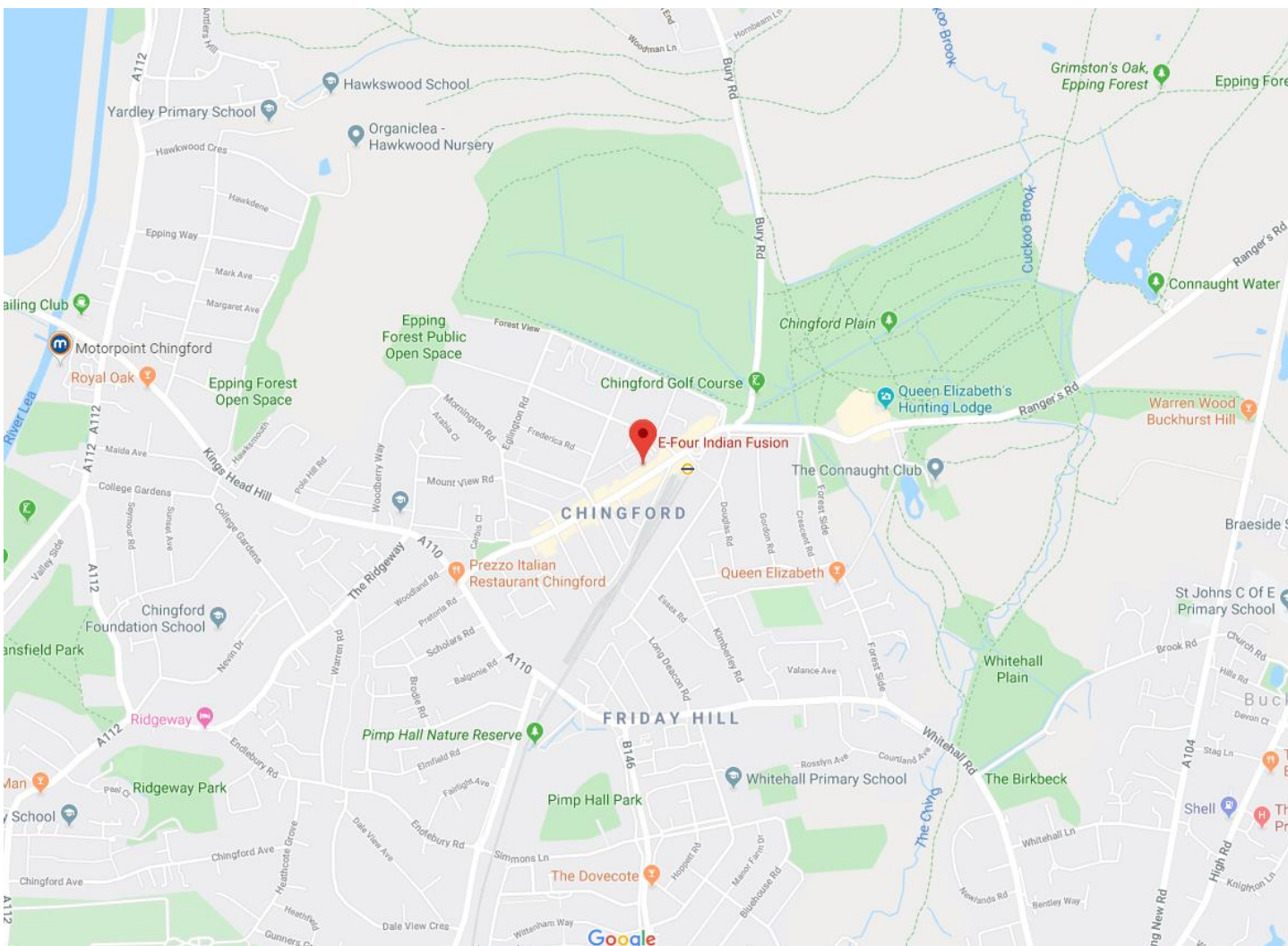
1st Floor

Self-contained, 4 rooms, bathroom & separate WC accessed from the front or rear of the property, potential to modernise into a 1/2 bed flat – approx. **68.87 m² / 741 sq.ft**

Terms

Held on a lease expiring in September 2030 at a passing rent of **£26,000** pax, subject to 3 yearly rent reviews.





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Premium

Offers are sought in the region of **£65,000**, for the benefit of the lease & fixtures & fittings

Rates

Rateable Value	£18,500
Rates payable (approx.)	£8,880 pa

(Parties advised to verify with Waltham Forest Council)

Legal Costs

Ingoing tenant to pay a contribution towards the outgoing tenant's legal costs

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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