

Prominent
Shop/Office
with
2 Car Spaces

TO LET

(62.7 m2 / 674 sq.ft)

411 Chingford Road,
Walthamstow E17



Location:

The property occupies a highly prominent trading position along Chingford midway between Walthamstow & Chingford main shopping areas.

Walthamstow & 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 corner retail premises trading as an office approximate size below:-

Internal Width	17.72 ft	5.4 m
Shop/office Depth	29.1 ft	8.87 m
Shop/office Area	515.48 sq.ft	47.89 m ²
Private office	80 sq.ft	7.5 m ²
Kitchen/Storage Area	79.44 sq. ft	7.38 m ²
Area Approx	674.92 sq.ft	62.7 m²

1 car space to the rear and another on the front forecourt area.

Terms

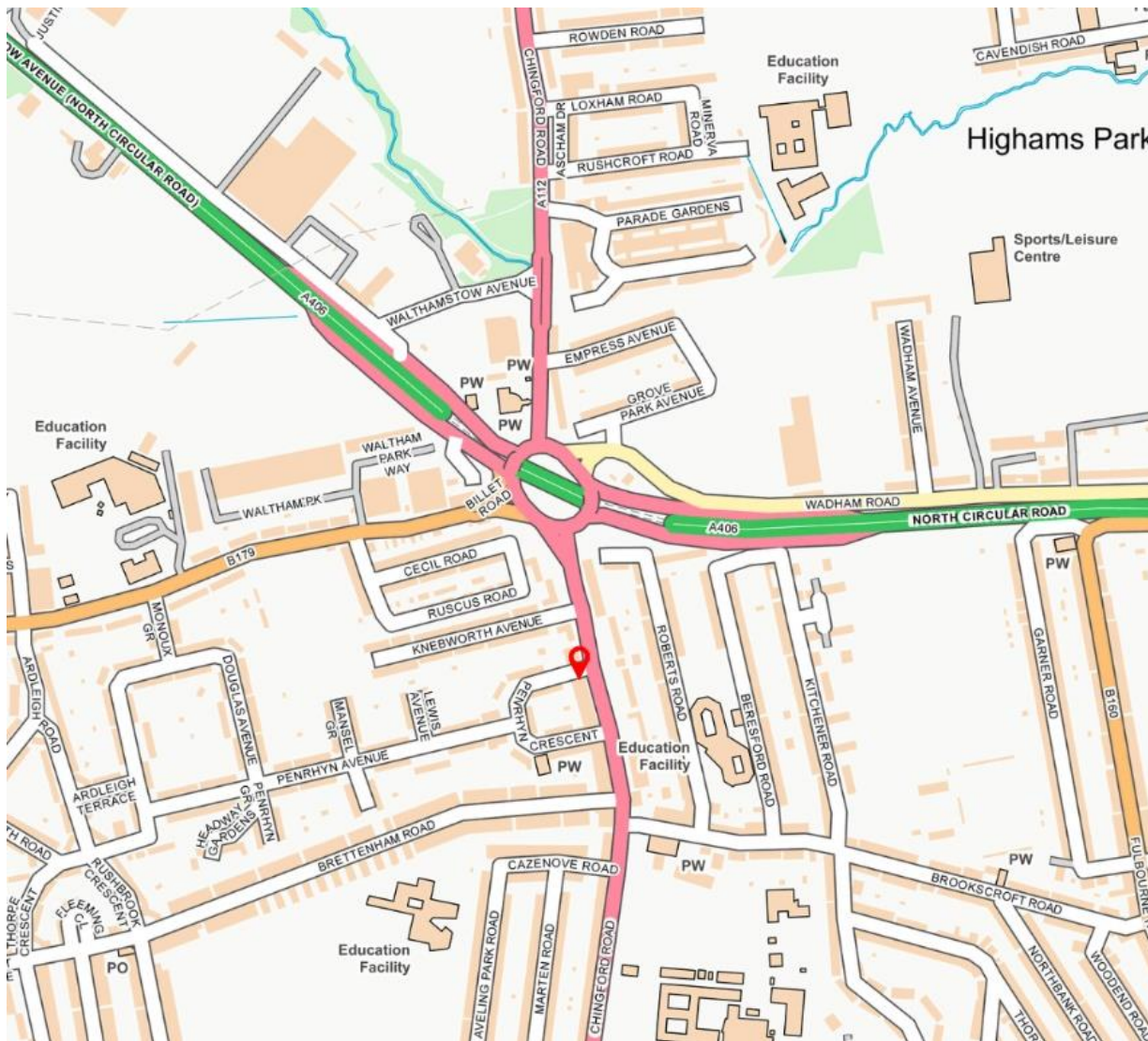
Assignment of the existing the lease

15 years from Dec 2017, tenant only break in the 5th year

Rent

£13,000 pax





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

Rates

Rateable Value £9700
 Rates payable 0.491 (approx.) £4,762 pa
 (Parties advised to verify with Waltham Forest Council)

Legal Costs

Ingoing tenant to pay a contribution of £1500 towards the outgoing tenant's legal costs

Viewing

**Strictly by Appointment
 only via sole agents**

Jason Grant

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