

# Commercial Investment

Shop &  
2 x 1 bed flats

FREEHOLD  
FOR SALE

Prod £34,800 pax  
OIRO - £625,000

155 Manor Road,  
Chigwell, Essex IG7 5QA





### Location

The property is situated within a busy local parade of shops, that serves the highly affluent area of Chigwell, local businesses form the parade ranging from beauty, sandwich bars, take away, dry cleaners, florists to name a few.

Grange Hill (central line) train station is a few minutes' walk away.

### Description

Arranged as mid-terraced mixed-use property with a hairdresser on the ground floor and a 2-x self-contained 1-bedroom flats on the upper floors accessed from the rear service road.

### Size of Shop

Internal width	18.83 ft	5.74m
Retail area	385.35 sq.ft	35.8 m2
Rear area.	86.11 sq.ft	8 m2

### Kitchen & WC

Rear access and bin storage to the rear

### Upper Part

1<sup>st</sup> floor comprises a 1 bed flat

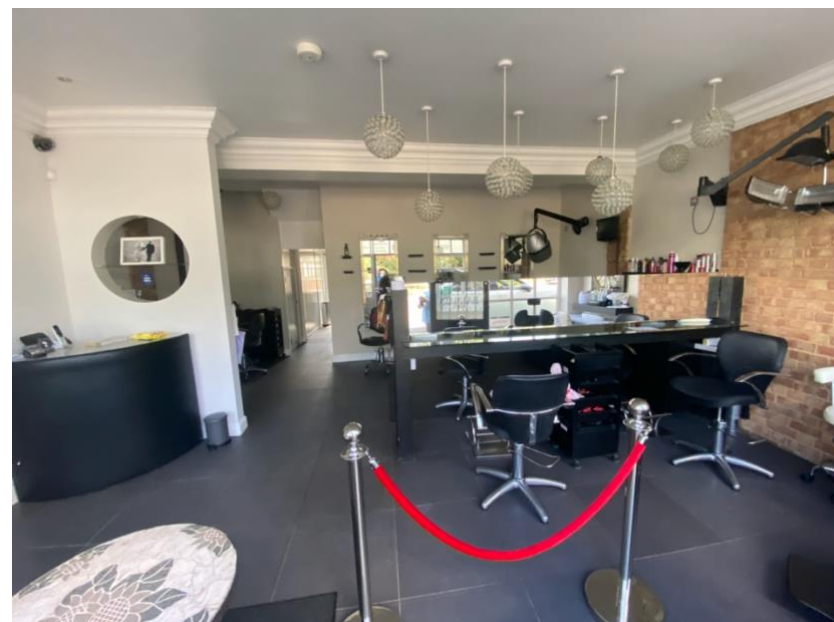
Kitchen – 8.99 m2, lounge 12.31 m2, bed 1 – 10.61 m2 plus kitchen and landing.

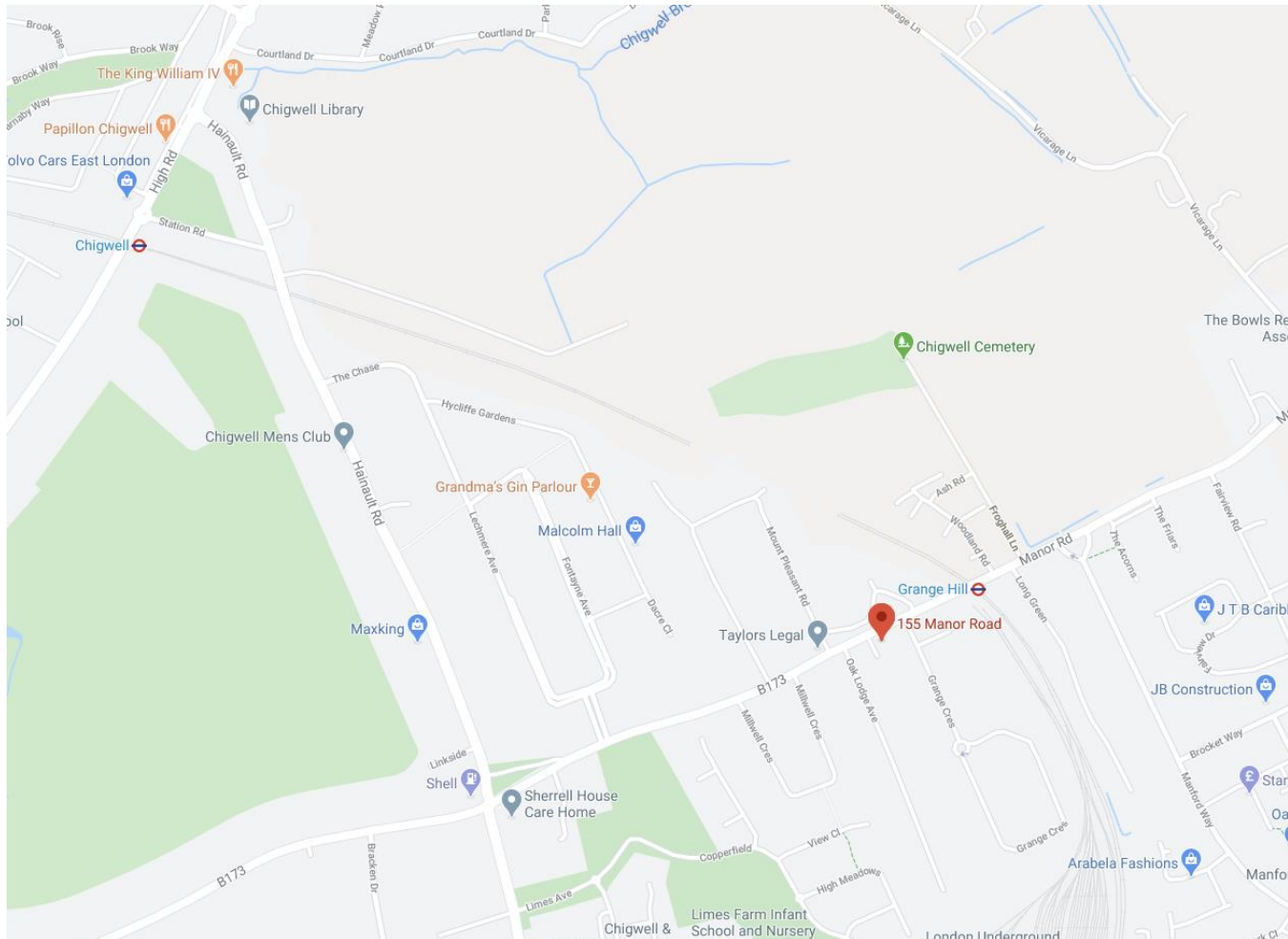
2<sup>nd</sup> floor comprises a 1 bed flat

Kitchen – 7 m2, lounge 12.54 m2, bed 1 – 10.53 m2 plus kitchen & landing

N.b there is a rear paved garden for the tenants to use.

Link to photos of the property <https://1drv.ms/u/s!AsuVYVg2io5ziaJaRtHcByARCfc9WQ?e=Tq3Ava>



**Tenancy Details**

Ground floor t/as Oliver Cole Hairdresser have a lease for a term of 15 years from November 2007 paying a rent of £12,000 pax.

1<sup>st</sup> floor 1 bed flat let on an AST at £950 pcm

2<sup>nd</sup> floor 1 bed flat let on an AST at £950 pcm

**Total yearly income - £34,800 pax**

**Price**

Offers are sought in the region of **£625,000** subject to contract with the existing tenancies.

**Legal Costs**

Each party to pay their own cost.

**Viewing**

Due to the Covid 19 Pandemic viewing is highly restricted and will be arranged strictly by appointment only via sole agents

**Jason Grant**

**020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

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