

Confidentially Available

Successful
Optometrist Business
with
Freehold Shop

FOR SALE

OIRO - £390,000

HIGH ROAD, CHADWELL HEATH,
ESSEX



Location:

The premises are located within a busy local parade at the Eastern End of Chadwell Heath Town Centre close to the junction of Bennett Road. The area is served well by local bus routes and is close to the A12 Eastern Avenue.

Description:

Mid terraced property arranged as an Optometrist on the ground floor with a self-contained flat on the 1st floor (this has been sold off by way of a long leasehold interest)

Accommodation Approximate Sizes**Ground Floor**

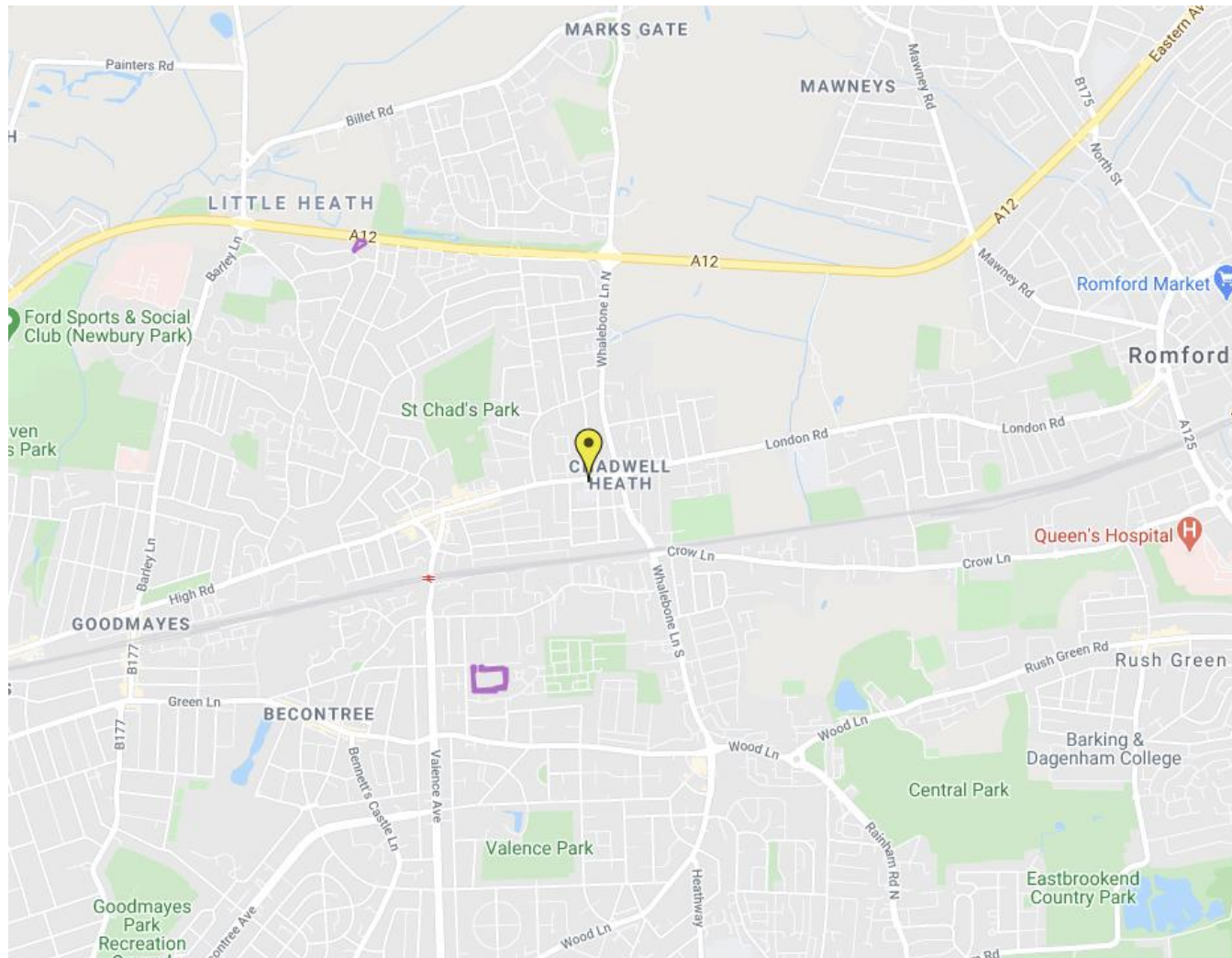
Front of practice (GIA)	46.9 m2	504.83 sq. ft
(Instrument Room	8.32 m2	89.56 sq. ft)
(Consulting Room	5.11 m2	55 sq. ft)
Second Consulting Room	6.3 m2	67.81 sq. ft
Rear extension/office	25.98 m2	279.65 sq. ft
Kitchen & WC area	10.2 m2	109.79 sq. ft
Total Area	89.31 m2	961.32 sq. ft

Business:

Established in 1959 and serving the local community since and beyond, the core of the business is Diabetic screening and NHS sight tests, trading figures are available upon request.

Price:

£390,000 subject to contract, to include the business, goodwill and the freehold of the property
(n.b the 1st floor flat is sold off by way of a long leasehold interest, but maybe available at a later date.)



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

06/10/2020

Energy performance of buildings register

Energy performance certificate (EPC)

192 High Road
ROMFORD
RM6 6LU

Energy rating

D

Valid until 29 September 2030

Certificate number
1514-7289-2244-3646-9194

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
80 square metres

06/10/2020

Energy performance of buildings register

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Net zero CO2

85 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

83 | D

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