

Prime Retail Unit

Class E Use

TO LET

(By way of a lease assignment)

Total area

72 m2 / 775 sq. ft

20-22 Old Church Road,
Chingford, London E4



Location

Located at the southern end of Old Church Road which leads into Chingford Mount Road and forming the main shopping and commercial area in South Chingford where there is a number of restaurants, cafes, banks and multiple retailers such as Boots, Specsavers and The Works are located there.

Description

Newly built retail unit located beneath residential flats.

Approximate net internal areas below: -

Ground floor **72 m2** **775 sq. ft.**

Tenure

The present lease is for a term of 10 years from May 2021 with a rent review in the 5th year and a tenant break option in the 3rd year, subject to 6 months prior notice.

Rent:

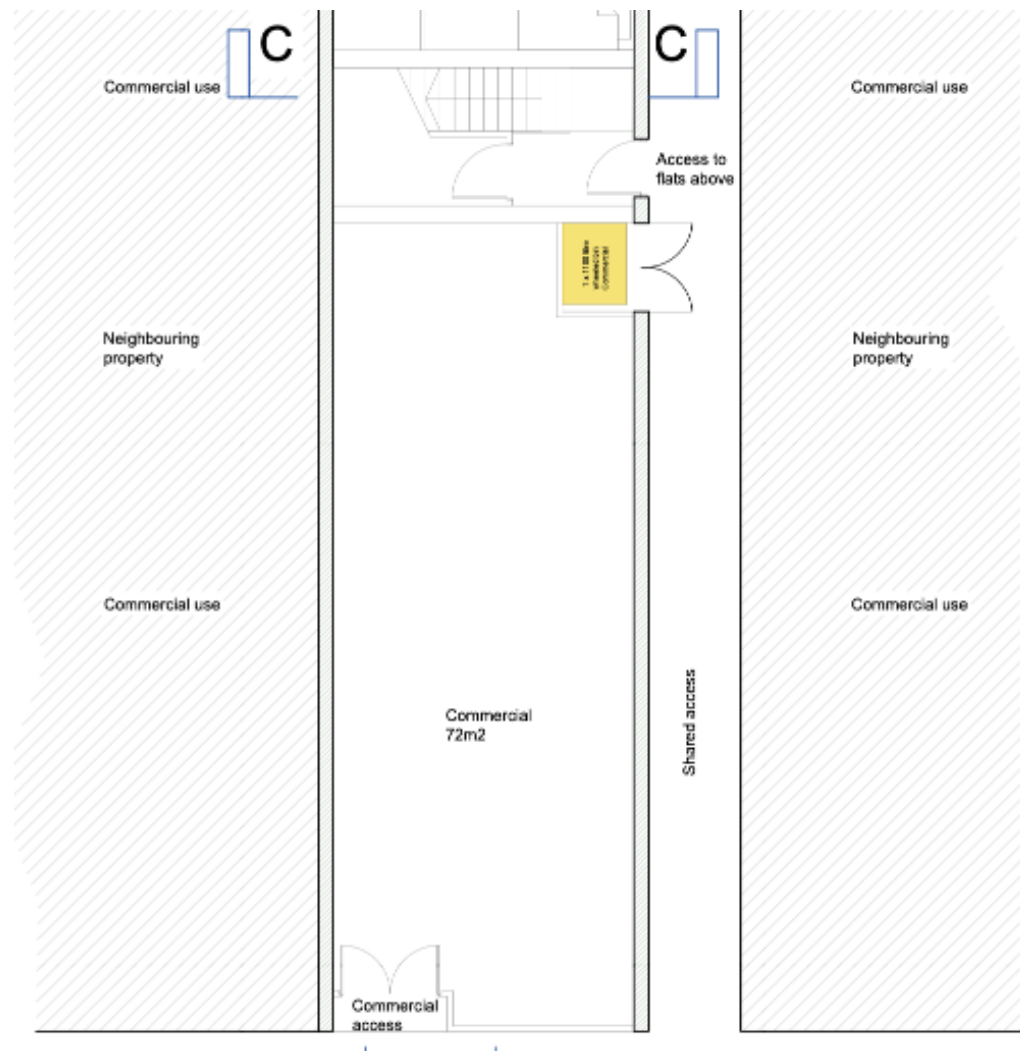
Year 1 - £12,000 pax
 Year 2 to 5 £18,000 pax.

Rates:

Applicants are advised to check with the local authority to confirm the rates, however we understand they may be approx. £10,162 pa

Legal Costs:

Ingoing tenant to pay a contribution to the outgoing tenants & landlord’s legal fees.



Viewing strictly by appointment only via sole agents

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