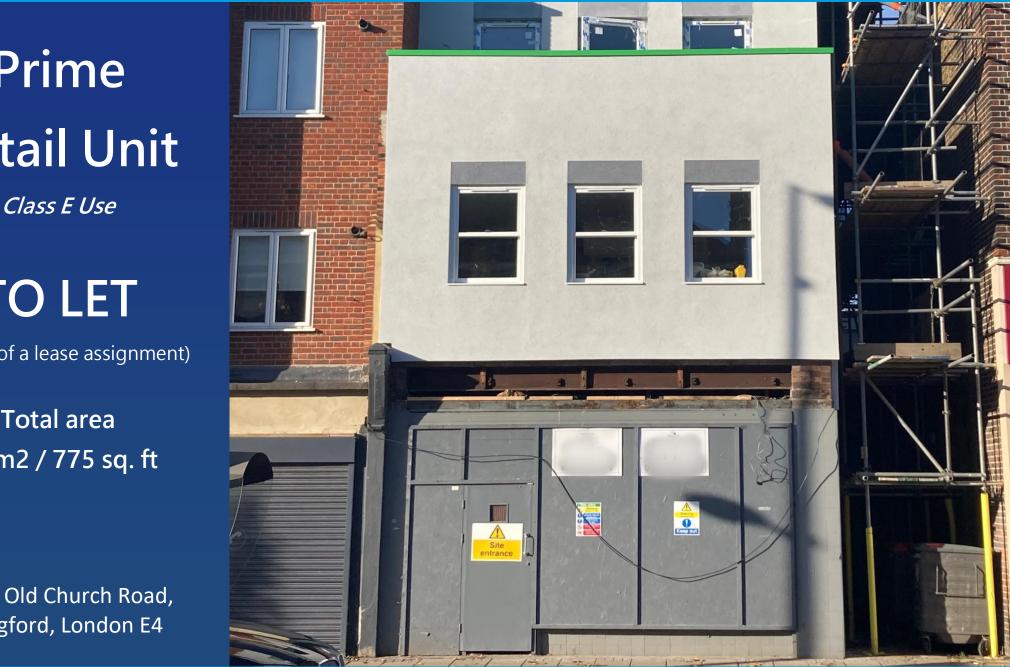
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# countrywide

### **COMMERCIAL PROPERTY AGENTS**



Prime **Retail Unit** 

TO LET

(By way of a lease assignment)

Total area 72 m2 / 775 sq. ft

20-22 Old Church Road, Chingford, London E4

# countrywide

### **COMMERCIAL PROPERTY AGENTS**

#### 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 5<sup>th</sup> year and a tenant break option in the 3<sup>rd</sup> year, subject to 6 months prior notice.

#### Rent:

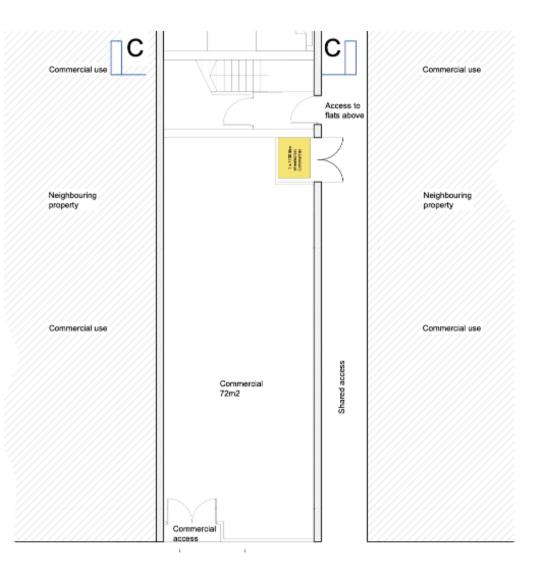
Year 1 - £12,000 pax Year 2 to 5 £18,000 pax.

#### 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

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

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