# countrywide

## **COMMERCIAL PROPERTY AGENTS**

Commercial Property

Freehold for Sale

Shop & 3 Bed Maisonette

OIRO - £600,000

177 & 177a Manor Road, Chigwell, Essex IG7 5QB



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#### 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, retail (E Use) on ground floor and a selfcontained 3-bedroom flat arranged over 1<sup>st</sup> & 2<sup>nd</sup> floors accessed from the rear via a side walk from Manor Road.

#### **Shop Details**

Gross Shop Area	59 m2	637 sq. ft
Rear WC & Kitchenette	16 m2	172 sq. ft
Shop Area	43.2 m2	465 sq. ft
Shop Width	5.4 m	17.72 ft

#### **Upper Details**

3 Bed maisonette (n.b in need of redecoration)
1st floor kitchen & lounge
2nd floor, 3 bedrooms and a bathroom
(potential to convert to 2 x 1 bed flats)

#### Price

Offers are sought in the region of £600,000, subject to contract and full vacant possession.

### Legal Costs

Each party to pay their own cost.

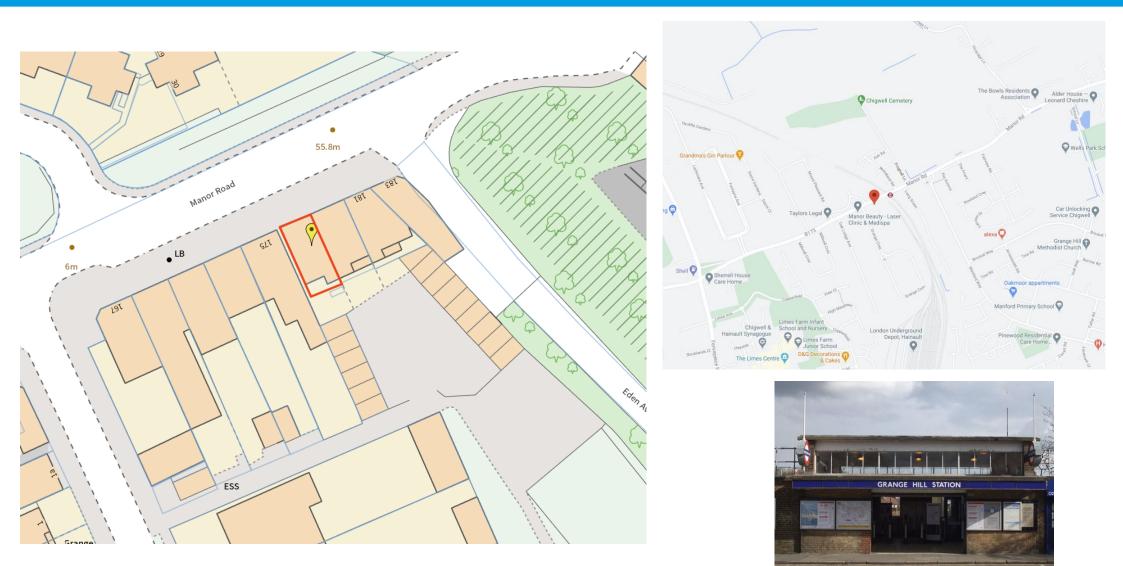
#### Viewing

strictly by appointment only via sole agents - Jason Grant -020 8506 9900 / 020 8506 9905 jason@countrywidecomm.co.uk





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

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