

Commercial
Property

Freehold for Sale

Shop &
3 Bed
Maisonette

OIRO - £600,000

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



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 self-contained 3-bedroom flat arranged over 1st & 2nd floors accessed from the rear via a side-walk from Manor Road.

Shop Details

Shop Width	5.4 m	17.72 ft
Shop Area	43.2 m ²	465 sq. ft
Rear WC & Kitchenette	16 m ²	172 sq. ft
Gross Shop Area	59 m²	637 sq. 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

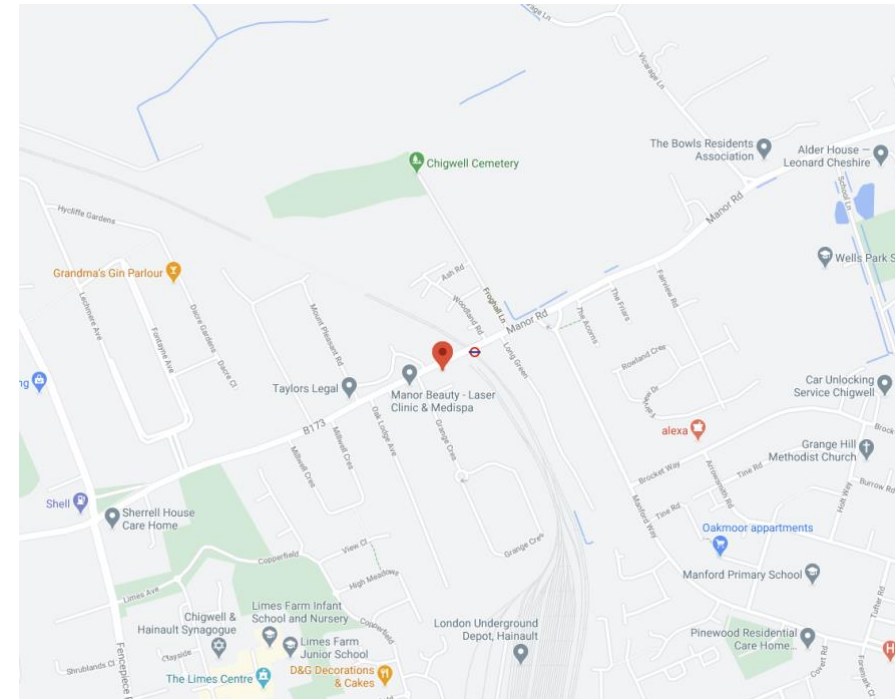
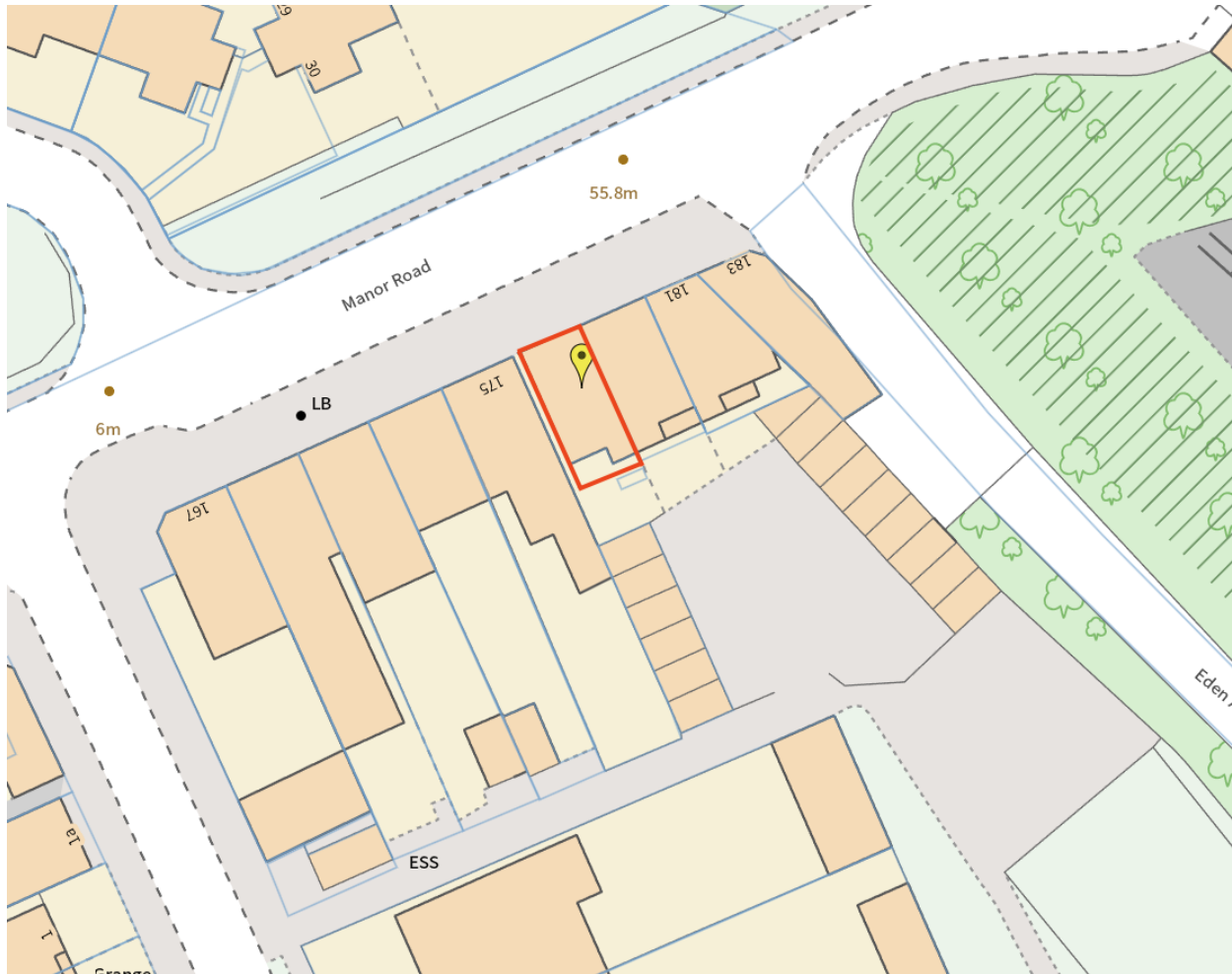
Each party to pay their own cost.

Viewing

strictly by appointment only via sole agents - **Jason Grant -020 8506 9900 / 020 8506 9905**

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