

Retail Unit

'E Class Use'

TO LET

Total area
42.08 m2 / 452.95 sq. ft

2 Church View Buildings
The Green, Chingford
E4 7ES



Location

Situated within a local parade of shops within North Chingford at the junction of The Green and Station Road, Chingford. Located adjacent to **Prezzo** and opposite the main shopping thoroughfare that includes many multiple retailers such as **Amazon Fresh, Boots, Greggs, Co-op Supermarket and Costa Coffee** to name a few. The area is served well by local bus routes and is within proximity to the North Circular Road (A406), the M25 and M11 motorways.

Description Lock up shop with rear kitchenette WC & separate treatment room.

Total Ground floor area 42.08 m2 452.95 sq. ft.

Inc WC, Kitchen & treatment room

Tenure

New Lease to agreed.

Rent: Offers are sought in the region of **£18,000** per annum exclusive + VAT

Rates:

Rateable Value	£10,995
Rates multiplier (2021-22)	49.9p
Rates Payable	£5486.50

Legal Costs:

Ingoing tenant to pay a contribution to the landlord's legal fees.

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



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