

Village Arcade Station Road, Chingford, E4

Multiple Units To Let

Popular Indoor market of 15 retail units
Variety of Unique Shops
0.3 miles from Chingford Station
Flexible terms for renting
Excellent parking close by

Food Traders Required

Units Available

Unit 1 – 104 sq. ft / 9.7 m²
Unit 6 – 184 sq. ft / 17.1 m²
Unit 14 – 150 sq. ft / 13.9 m²
Unit 15 – 150 Sq. ft / 13.9 m²



Location:

The Village Arcade sits just off Station Road in the heart of Chingford, a well-established neighbourhood centre in Northeast London. Positioned moments from Chingford Station, the arcade enjoys the benefit of steady daily activity from commuters and residents, with Station Road providing a strong mix of independent shops, cafés and essential services. The surrounding area is predominantly residential, offering a reliable local customer base, while excellent public transport links and excellent public parking close by, make the location convenient for visitors and staff. Chingford's wider amenities are close at hand, and the area also benefits from nearby open green spaces, adding to its appeal as a well-connected and popular local destination.

Description:

The Village Arcade is an established, indoor arcade-style market with a welcoming community feel, centred around a shared communal space. The occupier mix is varied and complementary, creating a destination that attracts repeat local custom throughout the week. Tenants include a range of personal services and independent retailers such as a hairdresser, dog groomer, photographers, spiritual readings and reiki practitioners, beauticians, and IT services, alongside specialist traders offering cakes and sweet treats, clothing and accessories.

At the heart of the arcade is a communal seating area with tables and chairs, providing a comfortable place for visitors to pause, meet and enjoy refreshments—helping to extend dwell time and support the wider occupier mix.

With **4 of the 15 units currently available**, there is an exciting opportunity to curate a vibrant **food-court style offer**, and we would particularly welcome a **diverse mix of hot and cold food operators** to create a go-to destination for everyday dining and grab-and-go options that complement the existing occupier mix and communal seating area.

Accommodation (available)

Unit 1	104 sq. ft / 9.7 m2	-
Unit 6	184 sq. ft / 17.1 m2	
Unit 14	150 sq. ft / 13.9 m2	
Unit 15	150 Sq. ft / 13.9 m2	

Rents

Unit 1	£450 per month inclusive of services	-
Unit 6	£800 per month inclusive of services	
Unit 14	£650 per month inclusive of services	
Unit 15	£650 per month inclusive of services	

Use

E Class

Term

Flexible terms are available, details upon request



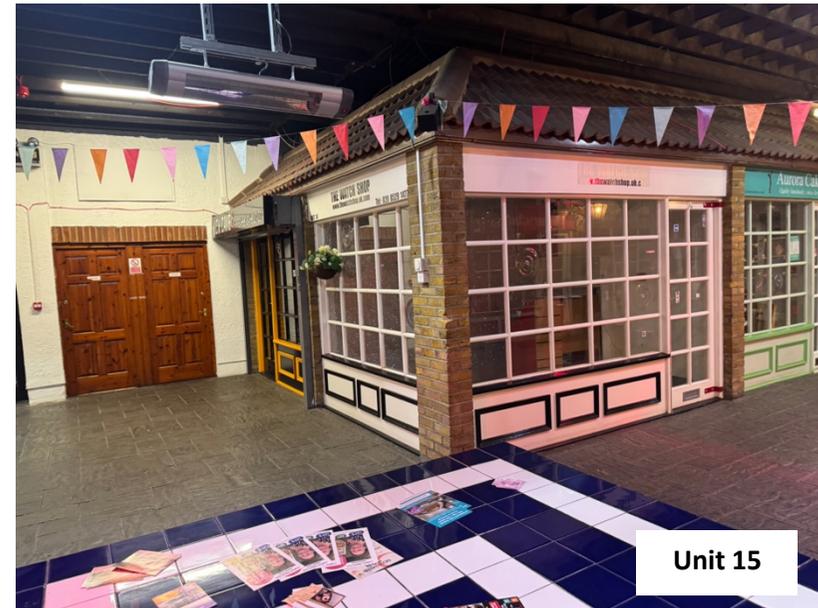
Unit 1



Unit 6

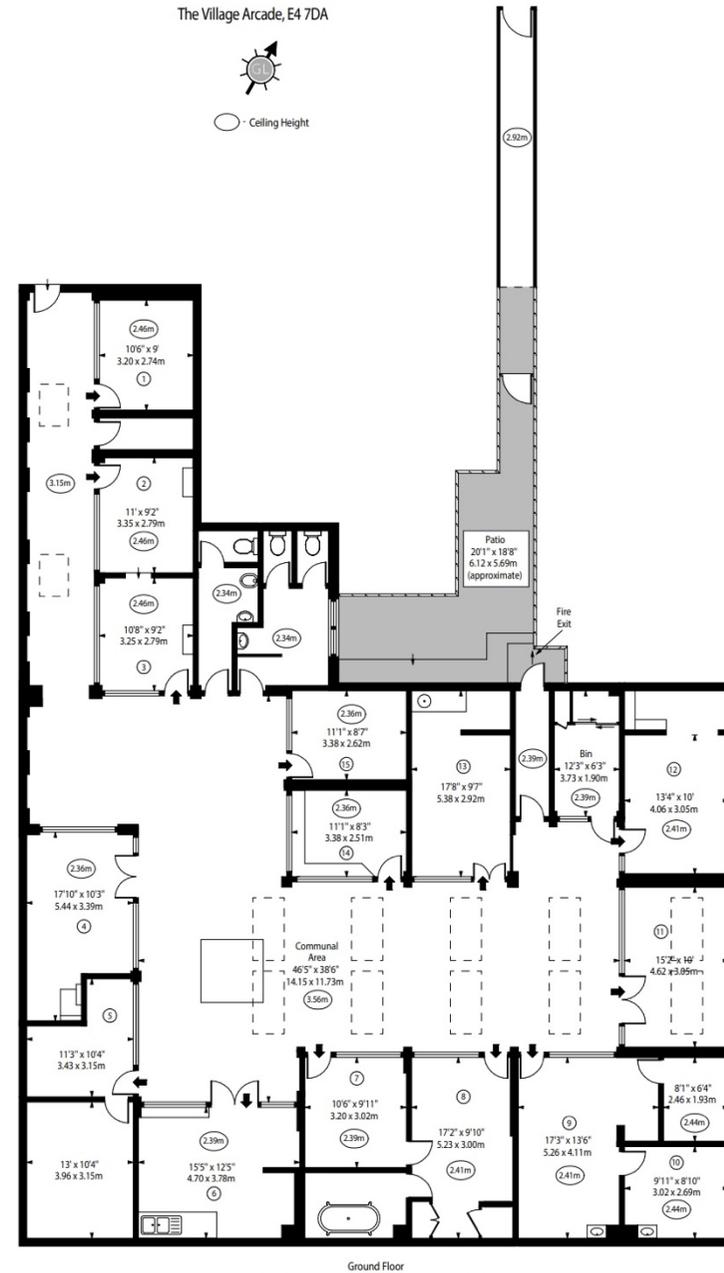


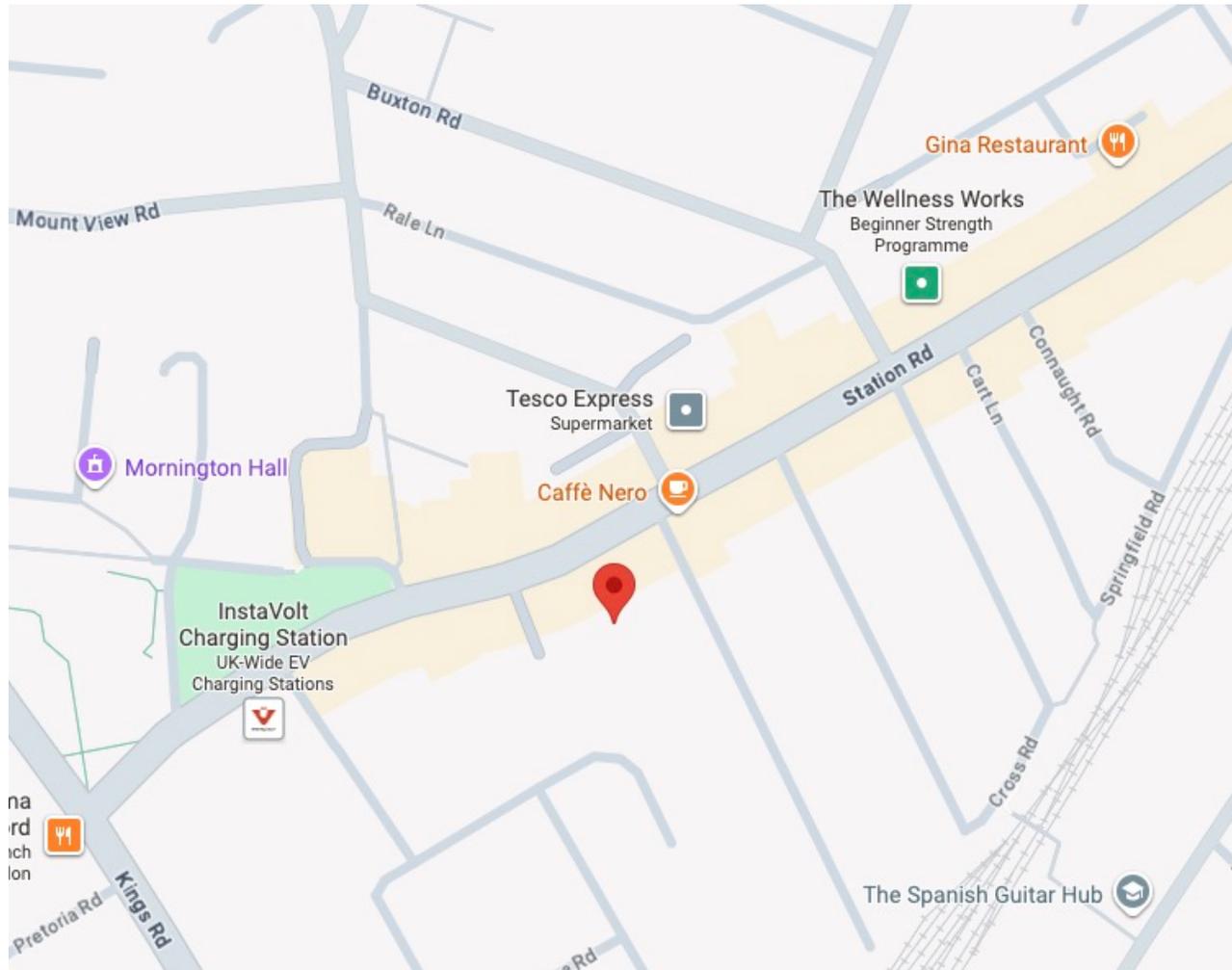
Units 14 & 15



Unit 15





**Reference Charge**

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agent**Countrywide Commercial**

Jason Grant

020 8506 9900

07956 380 992

jason@countrywidecomm.co.uk

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