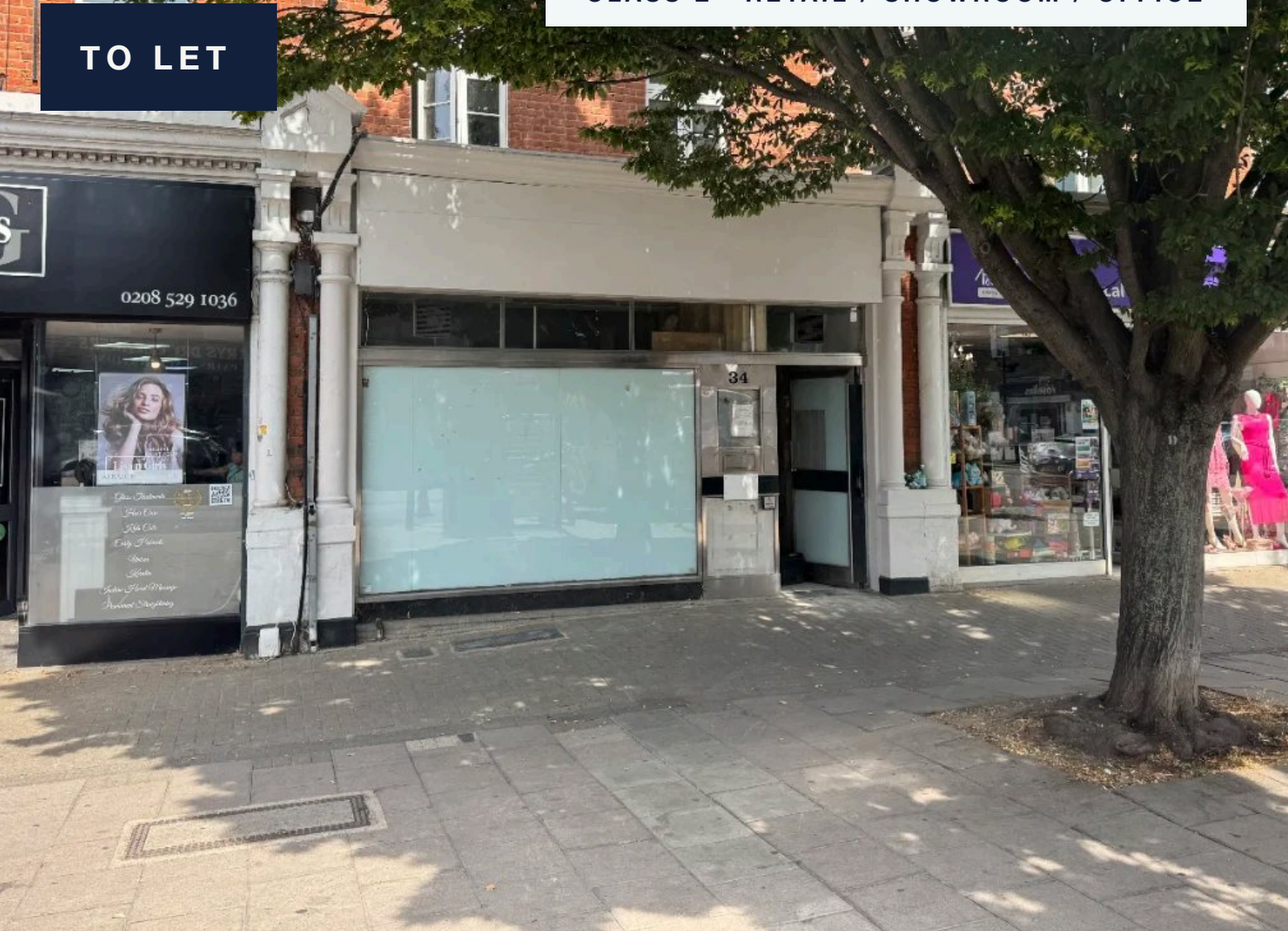


countrywide

COMMERCIAL PROPERTY AGENTS

TO LET

CLASS E · RETAIL / SHOWROOM / OFFICE



NORTH CHINGFORD, LONDON E4

34 Station Road Chingford, London E4

Prominent ground-floor commercial premises on North Chingford's principal shopping thoroughfare.

1,152 sq ft
106.99 SQ M

£23,500 pa
EXCLUSIVE

400 m
TO CHINGFORD STATION

countrywide
COMMERCIAL PROPERTY AGENTS

Jason Grant · M: 07956 380 992 · T: 020 8506 9905 jason@countrywidecomm.co.uk

LOCATION

The property occupies a prominent position on Station Road, North Chingford's principal shopping thoroughfare, surrounded by a varied mix of independent retailers, cafés, restaurants and professional businesses. The location benefits from regular pedestrian activity generated by the surrounding residential neighbourhood and nearby transport facilities.

Chingford Railway Station is approximately 400 metres away, providing regular London Overground Weaver line services to London Liverpool Street. The area is also well served by local bus routes, with convenient road access to the A406 North Circular Road, M11 and the wider motorway network. Epping Forest and its extensive recreational amenities are within easy reach.

DESCRIPTION

An excellent opportunity to occupy a well-positioned ground-floor commercial premises in the heart of North Chingford.

The property provides approximately 106.99 sq m (1,152 sq ft) of flexible accommodation, arranged with a spacious open-plan sales area to the front, further commercial space to the rear, together with useful storage and ancillary areas.

A full-width glazed shopfront offers strong visibility onto Station Road, with excellent natural light throughout the front section. The adaptable layout suits retail, showroom, office, medical, beauty, leisure or other Class E uses, subject to consents. The property is undergoing refurbishment, offering an incoming occupier the chance to create a high-quality premises tailored to their requirements.

KEY FACTS

- Size: 1,152 sq ft (106.99 sq m)
- Use: Retail / Showroom / Office / Class E
- Rail: 400m to Chingford Station
- Terms: New FRI lease
- Rent: £23,500 per annum exclusive

- Prominent Station Road frontage
- New shopfront to be installed
- Arranged as 3 separate areas
- Shell and core condition
- Flexible Class E uses
- Rent-free incentive available



Area	Sq M	Sq Ft
Front Sales Area	37.95	408
Rear Sales Area	14.93	161
Under-Stairs Storage	4.24	46
Vault Storage	12.49	134
Hallway / Ancillary Area	17.90	193
Rear Area	19.48	210
Total	106.99	1,152

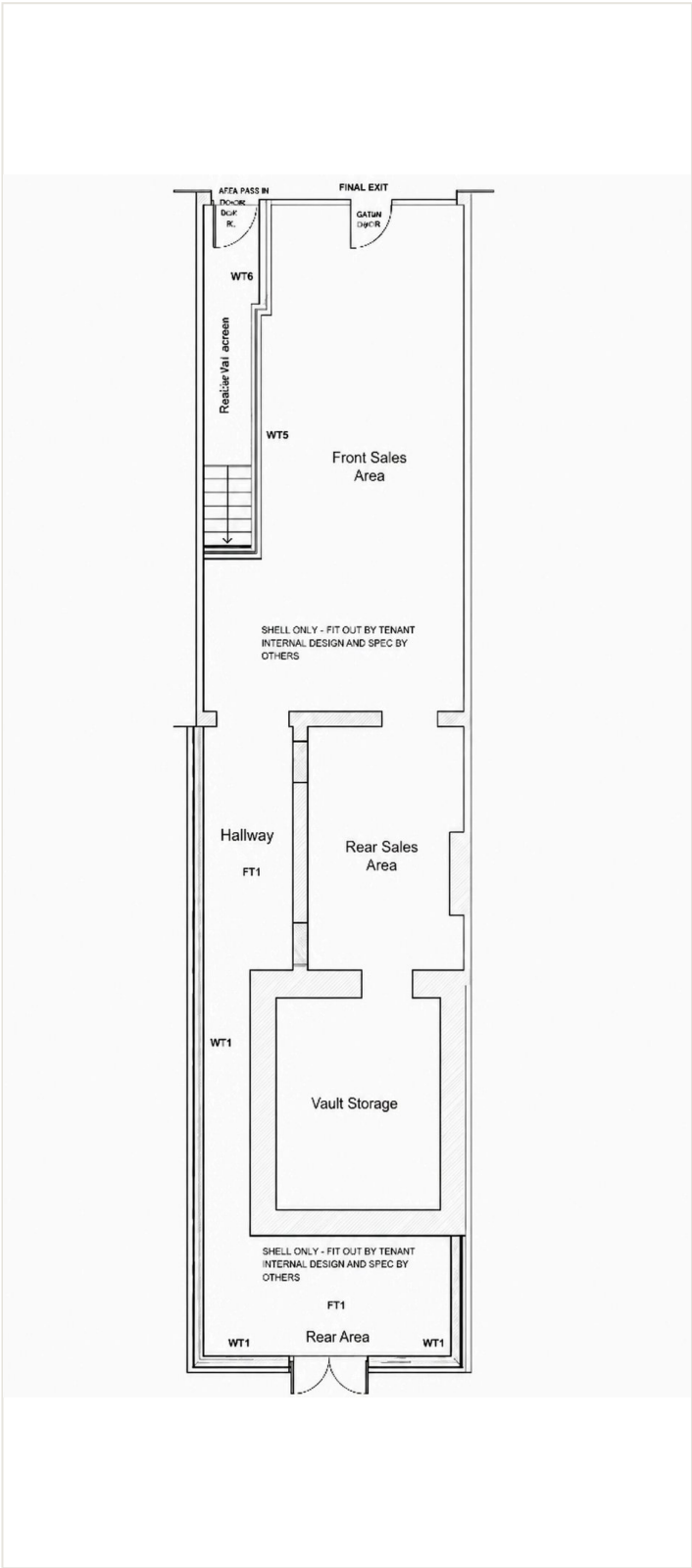
All areas are approximate and should be verified by interested parties.

LAYOUT

Spacious open-plan sales area to the front, further commercial space to the rear, together with useful storage and ancillary areas. Full-width glazed shopfront to Station Road.



INDICATIVE FLOOR PLAN



Not to scale. For identification purposes only.

RENT & LEASE TERMS

The premises are available at an asking rent of **£23,500 per annum exclusive**.

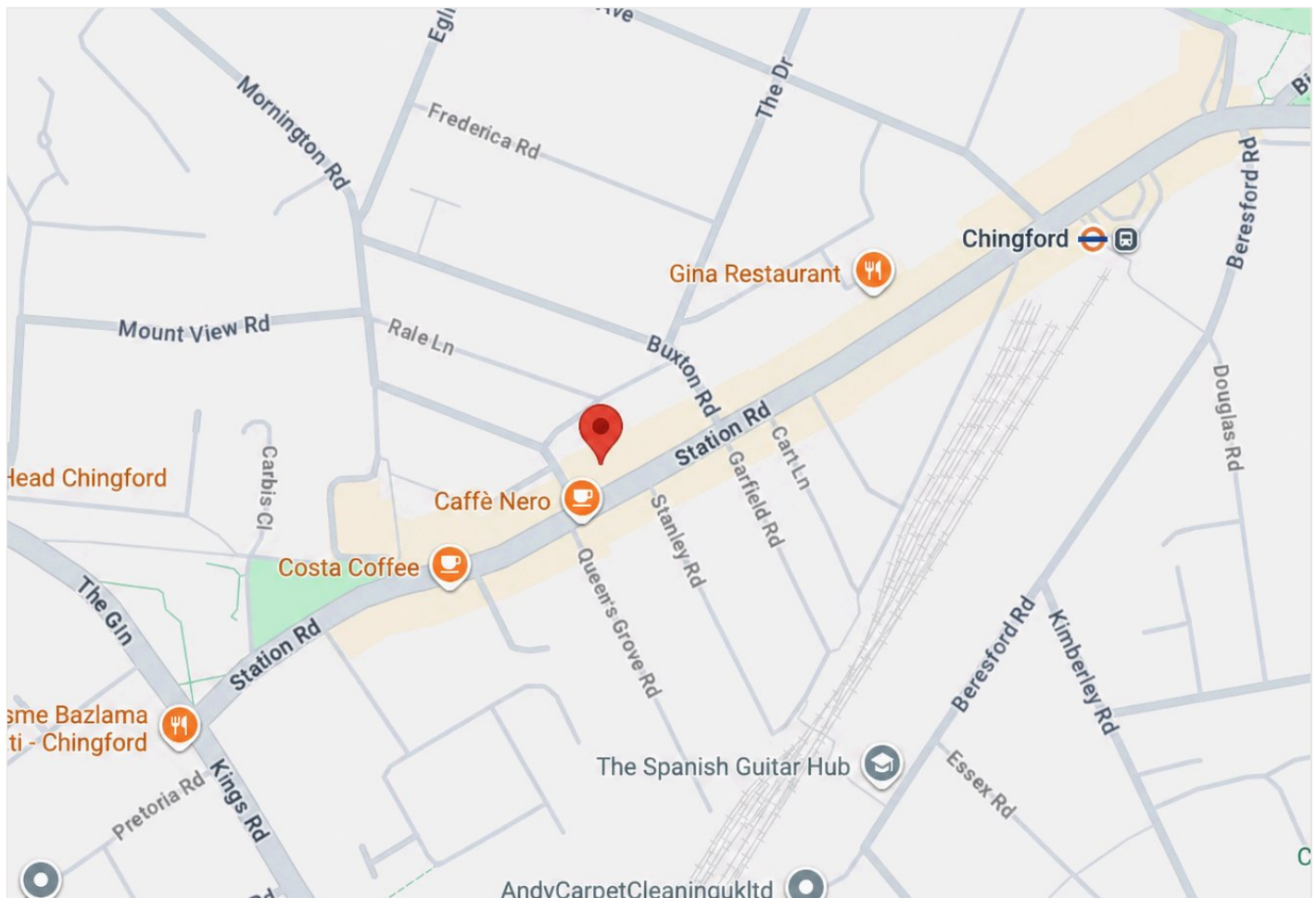
A new full repairing and insuring lease will be offered for a term to be agreed, subject to periodic upward-only rent reviews.

The rent is exclusive of business rates, utilities, insurance, service charge and VAT, where applicable.

VIEWING

Strictly by prior appointment through the sole letting agent. Please contact Jason Grant to arrange a viewing or to request further information.

LOCATION



Misrepresentation Act 1967: These particulars are prepared for the guidance of prospective occupiers only and do not constitute an offer or contract. All statements are made without responsibility on the part of the agents or their clients, and neither the agents nor their employees have authority to make or give any representation or warranty in relation to the property. All measurements, areas and descriptions are approximate and should be independently verified. Interested parties are advised to satisfy themselves as to the accuracy of all information by inspection or otherwise before entering into any contract. Photographs have been digitally enhanced to remove clutter and create a clear, uncluttered view of the space; they should not be taken to represent the exact current condition of the premises.