

ADAM STEIN & Co

COMMERCIAL • PROPERTY • CONSULTANTS

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**NEW
INSTRUCTION**

CHINGFORD
HOBBY HOUSE & DIY
HOUSEHOLD • TOYS & SMOKING PRODUCTS

HOUSEHOLD • TOYS & SMOKING PRODUCTS

**GROUND FLOOR LOCK UP
PREMISES
5 CHERRYDOWN AVENUE
SOUTH CHINGFORD
E4 8DP**

745 sq.ft.(69.21 sq.m.)

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

South Chingford lies between Highams Park in the east, the River Lea/Edmonton to the west and Walthamstow to the south.

The subject property is located close to the junction with Albert Crescent in turn overlooking the Chingford Mount Road/Old Church Road (A112)/Hall Lane/New Road (A1009) junction forming part of the main commercial district within South Chingford.

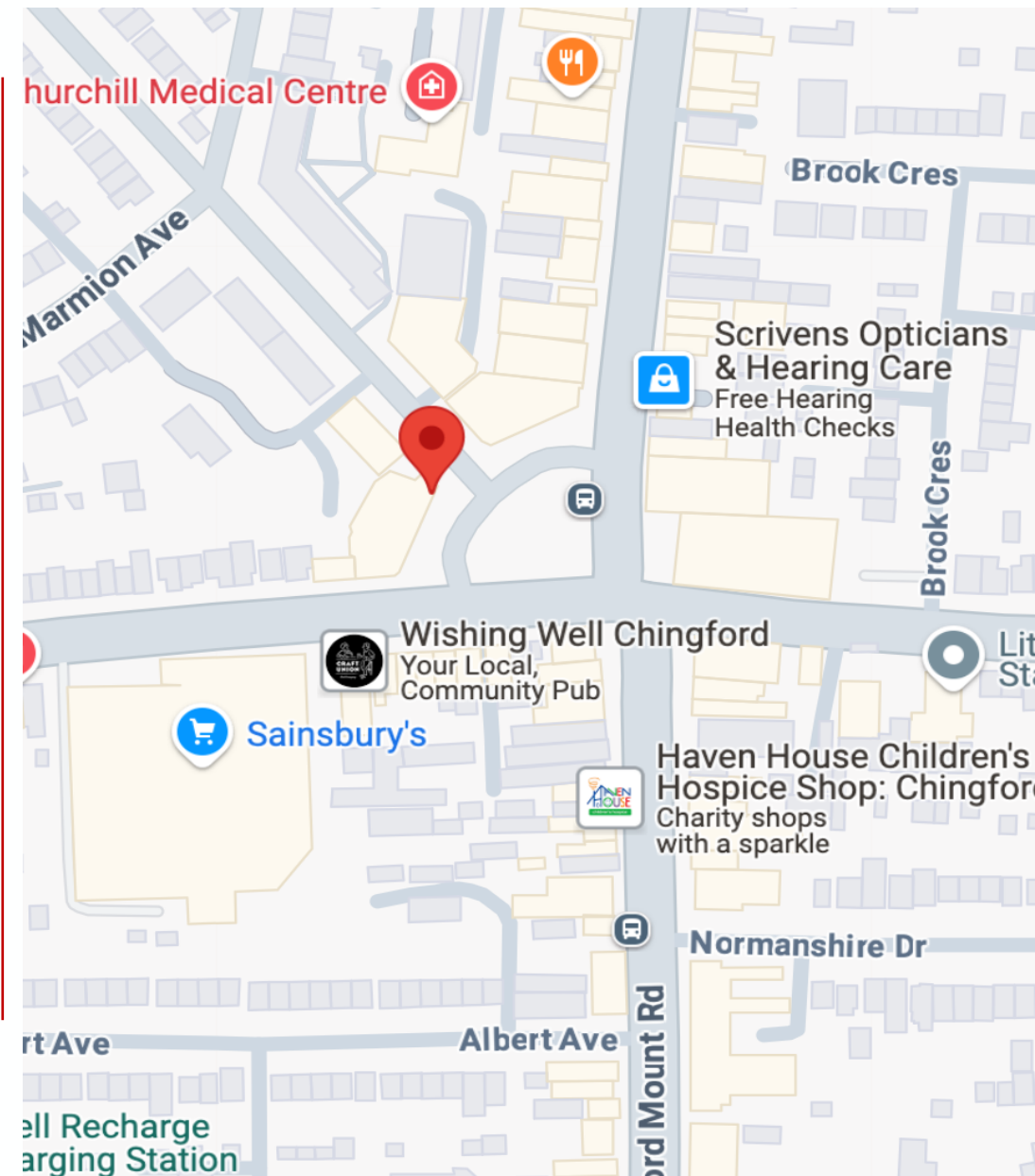
Local occupiers include Tesco Express, British Heart Foundation and Wenzels the Bakers as well as many local independent boutiques, coffee shops and restaurants.

Communications are good with A406 North Circular Road being 1.2 miles away.

The area is served by the following bus routes:

- 97 - Chingford Station to Stratford City Bus Station
- 158 - Chingford Mount to Stratford Bus Station
- 385 - Chingford Station to Salisbury Hall Sainsburys
- 397 - Salisbury Hall Sainsburys to The Broadway Debden
- 444 - Turnpike Lane Bus Station to Chingford Station
- W16 - Chingford Mount to Leytonstone Station
- N26 - Victoria Station to Chingford Station

* Information provided by TfL



Accommodation

The building forms part of a good secondary mixed use parade. Available accommodation comprises of a ground floor commercial unit most recently trading as a pound shop/convenience store.

The suite is essentially open plan with rear stores, WC, kitchenette and rear parking for 1 vehicle.

The unit is in good overall decorative order benefitting from an electric roller shutter and suspended ceiling with an approximate Floor area (GIA) of 745 sq.ft. (69.21 sq.m.)*.

* Floor area taken from VO website and cannot be guaranteed

Terms

Tenure

Leasehold. An assignment of our clients 20 year lease from 29 September 2020 at the current passing rental of £14,000 per annum is available.

The lease is contracted inside of the 1954 L & T Act.

PREMIUM UPON APPLICATION

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Possession

Immediately upon completion of legal formalities.

Legal costs

The Assignee to be responsible for both parties reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

To be provided.

Viewing

Strictly by prior appointment via this office.