

## **Newly Refurbished**

66 Sewardstone Road, Chingford, London, E4 7PR



Area Net Internal Area: 104 sq.m. (1,124 sq.ft.)

#### Rent

£10,800 to £22,500 per annum (approx. £900 to £1,875 monthly) subject to contract



### **Property Description**

The property is a brick built mid terrace 1930s building comprising; ground floor retail shop and self contained three bedroom residential maisonette arranged over first and second floors, with front access. The ground floor commercial element boasts a secure self contained rear yard with access via Laurel Gardens.

The commercial and residential elements are available separately or together.

The ground floor retail unit and secure yard will be let on a new full repairing and insuring lease on terms to be agreed, at a rent of £11,700 per annum exclusive.

Self contained 3 bedroom maisonette will be let on a 12 months Assured Shorthold Tenancy (AST) at a rent of £900 per calendar month.

> Available to let combined or as separate residential and commercial units

- > Air conditioned ground floor
- > Newly refurbished throughout
- > Secure rear yard
- > Good parking provision
- > Highly prominent busy local parade
- > Excellent road communications

http://www.gilmartinley.co.uk/properties/to-rent/shops-a2/chingford/london/e4/21429

Our ref: 21429

Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	40.38	434	
Yard	85.57	921	
1st & 2nd Floor Maisonette	64.05	689	

### **Property Location**

The premises are situated on the east side of Sewardstone Road (A112) approximately 200 metres south of its junction with Lea Valley Road and Kings Head Hill (A110). McDonalds Restaurant is opposite and neighbouring traders include; Greggs Bakery, amongst a varied selection of local retailers and businesses.

Public transport is easily accessible with numerous bus services running from a bus stop directly outside the parade and rail networks within a mile of the parade.

2010 Rateable Value	£10500.00
Estimated Rates Payable	£4473 per annum
Service Charge p.a.	TBC
Premium	Nil
Terms	Ground Floor Shop and secure yard - Available on new full repairing and insuring lease for a term to be negotiated.
	3 bedroom maisonette - Available on a new 12 months Assured Shorthold Tenancy (AST).
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Waltham Forest
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/21429 Energy Performance Certificate
Last Updated:	29 Jun 2015

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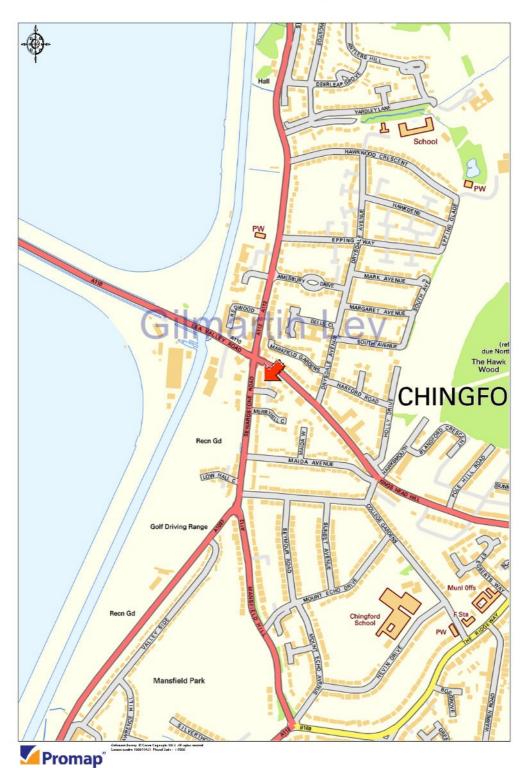
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Property Investment and Development Consultants Commercial Estate Agents and Valuers Chartered Surveyors and Estate Managers Property Experts for North London Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk



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#### wyn Burnham Green St Alten's Green Harmer Green D Tewin Bramfield Babb's Gre R E 1170 Sawbridgeworth, Wareside WELWYN Ware High Wych Al 184 Hunsdor Waterford C Sheeri Broadoak End GARDEN CITY 10 BIDOO HEBTFORD Great Amwe Pve oM Stanstead Abbott arets Matching Ty O e Cole C Little DHousham T Letty Green Bayfordbun Amwell Hertfo A1019 Heath HARLOW ATO25 Essendon Berkhamsten Little High Lave Hatfield West End Hoddesdon mieta A1169 Hast hoown Moret Nazeing Epping Greek Wildh Nazein Bo A1170 Epping Green Bumble's Gr Welham Green Newgate Street ter End Bell Bar Tyler's Gr Street □North Weald Bassett Gree LÅ I 🗐 Goff's Oak 5 Northaw Cuffley CHESHUNT A1000 Toot Hill Eppingoc 4 e Street Upshire **Potters Bar** hall Green □ Waltham Abbey Theydon Mount Enfield A113 Theydon Bois 1005 Forty Loughton Sewards High Beach ENFIELD BARNET A1010 A1168 Abridge AIIO ENFIELD A104 Staplefordt Ducks Abbotts AIII ALO et Gate Underhil A1069 Bou rnehr A1112 mhourge Fo A5109 Buckharst Chigwell ood Hill A1037 ell Rov A1003 Mill Hill Haveri A1009 CALOS Harold Hi WALTHAM WOOD GREENC WALTHAMSTOW FOREST A123 118 REDBRIDGE ROMFORD 12 Seven Kina A1006 E Goods A116 Hill ALIA ALI *PILFORD* A125 A400 A107 A124 A1153 A1240 est Gate AII7 A104 CAMDEN Upton Parl Barking East H NEWHAM A131 A1011 A112 A40 (LONDON CITY LONDON WESTMINSTER WOOLWICH Abbey We 2.A A2203 A308 Œ PLEWISHAM A2214 LEWISHAM A210 VANDSWORTH BEXLEY DABI

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