



GILMARTIN LEY

Vacant Shop and Self Contained Three Bedroom Maisonette To Let - Chingford E4

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



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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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Our ref: 21429

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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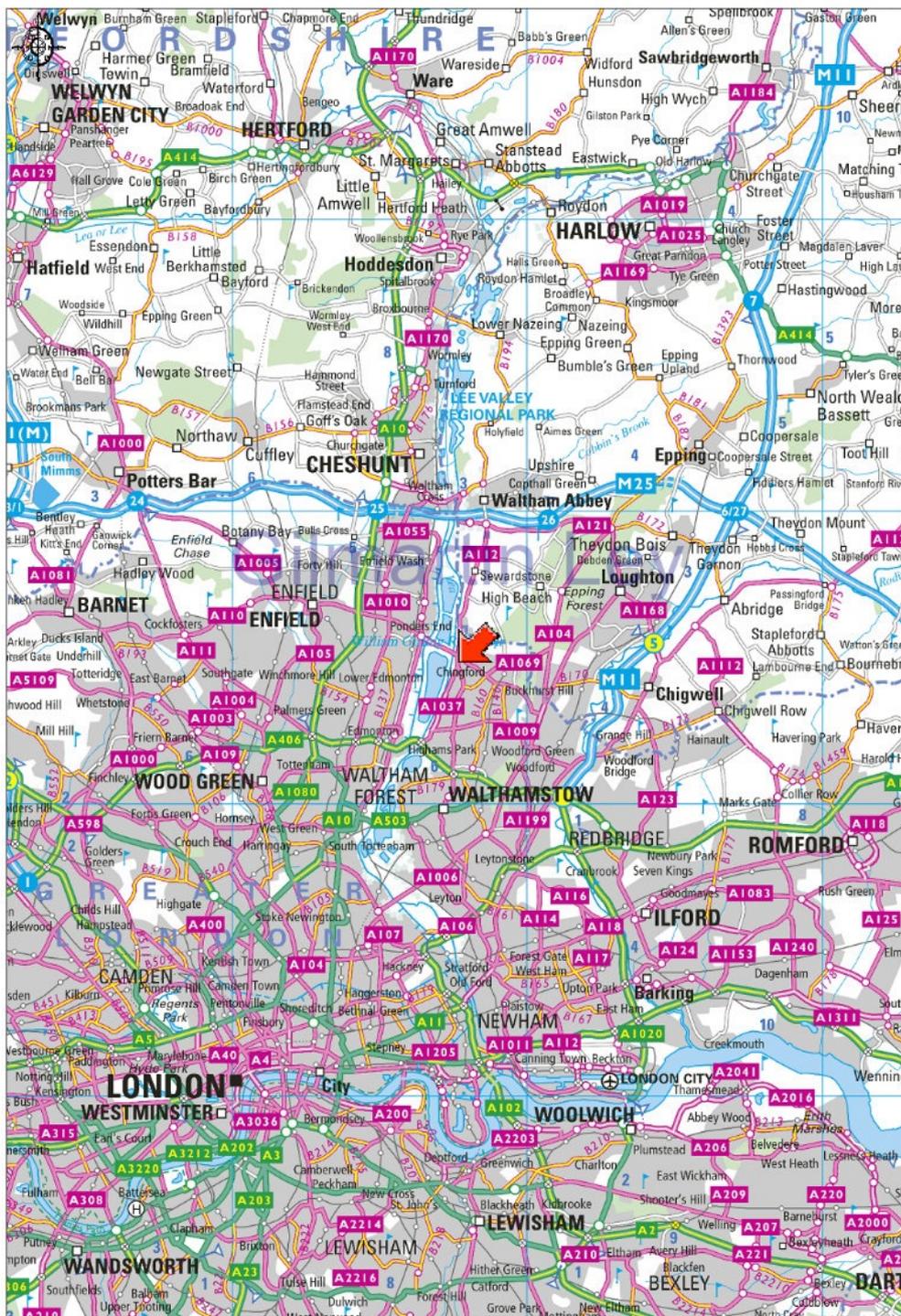


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