



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

**58 Chingford Mount Road,
Chingford,
LONDON, E4 9AA**



Area

Gross Internal Area: 132 sq.m. (1,420 sq.ft.)

Price

Offers in the region of £315,000
subject to contract



Property Description

This mid terraced property comprises a ground floor shop and a self contained 2 bedroom maisonette arranged over the first and second floors. In addition there is an outbuilding to the rear of the property which has been converted into an office/storage facility accessed via the service road off Rolls Park Avenue.

The property is let on a full repairing and insuring lease for a term of 15 years from 25th March 2001 at a rent of £16,500 per annum with 5 yearly rent reviews.

- > Busy retail parade
- > Excellent road communications (less than 0.5 miles from North Circular Road A406)
- > Self contained 2 bedroom residential maisonette
- > Self contained rear outbuilding

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Shop	55.05	592	
1st & 2nd Floor Maisonette	63.25	680	
Rear Outbuilding	13.65	146	

Property Location

The premises are located on the east side of Chingford Mount Road (A112) just north of the junction with Rolls Park Avenue and directly opposite Allan Briggs Motors (Hyundai car showroom). Bannatyne Health Club and Morrisons supermarket are less than 0.25 miles to the south. Neighbouring traders include a varied selection of local retailers and businesses.

<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

There are excellent road communications including the North Circular Road (A406) which is less than 0.5 miles to the south of the property.

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 £7500.00

Estimated Rates Payable £2396 per annum

Service Charge p.a.

Terms Freehold for sale subject to:

Fully repairing and insuring lease of 15 years from 25th March 2001 with 5 yearly rent reviews

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/23139>
Energy Performance Certificate - Ground Floor Retail
Energy Performance Certificate - Upper Maisonette
Commercial Lease - 15 year lease expiring 24th May 2016

Last Updated: 16 Mar 2015

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

58 Chingford Mount Road, London E4 9AA



Promap Map © Crown Copyright 2010 All rights reserved
License number 100019151 Printed on 11/10/10

<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

58 Chingford Mount Road, London E4 9AA



© Crown Copyright 2011. All rights reserved. Licence number 100019421. Printed on 1/10/2011

<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

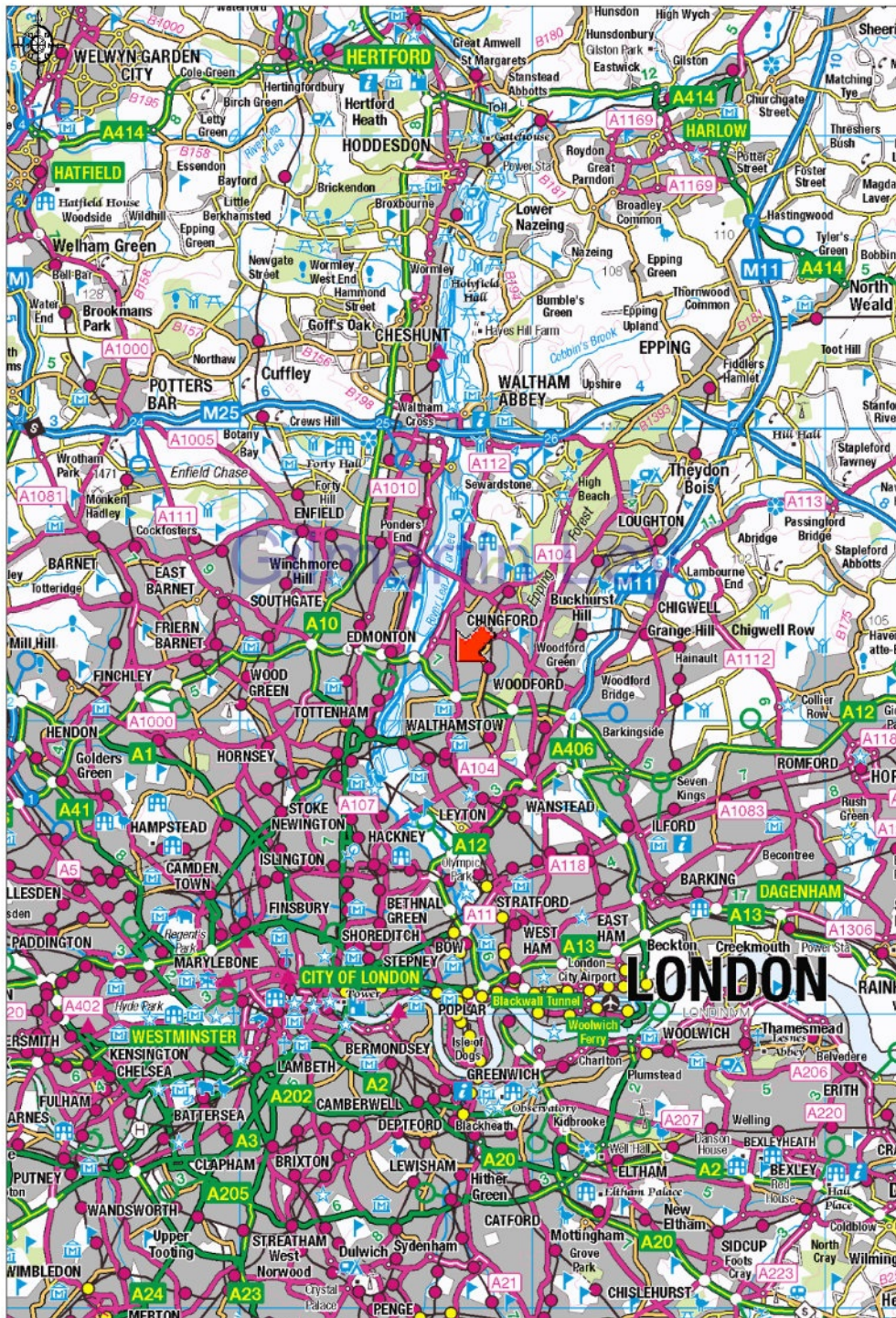
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

58 Chingford Mount Road, London E4 9AA



<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4



<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4



<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4



<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4



<http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/chingford/london/e4/23139>

Our ref: 23139

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

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: [@gilmartinley](https://twitter.com/gilmartinley)



GILMARTIN LEY

Shop and Upper Parts Investment For Sale - Chingford, London E4

