



GILMARTIN LEY

Prominent Lock Up Shop To Let - Chingford E4

New lease available

**52 Sewardstone Road,
Chingford,
LONDON, E4 7PR**



Area

Net Internal Area: 55 sq.m. (595 sq.ft.)

Rent

£13,500 per annum (approx.
£1,125 monthly) subject to
contract



Property Description

Built in the 1930s, the property is an end of terrace unit situated in a busy local shop parade.

The subject property comprises a prominent mid terrace ground floor lock up shop of 55.34 sq.m with kitchenette, WC facilities and rear yard.

The property benefits from parquet flooring, as well as rear access and security shutters.

- > New lease available for a term to be agreed
- > Highly prominent busy local parade
- > Security shutters
- > Parquet flooring
- > Good parking provision
- > Rear yard



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	43.14	464	
Kitchenette	2.50	26	
Rear storage	9.70	104	

Property Location

The premises are located on the east side of Sewardstone Road (A112) approximately 200 metres south of its junction with Lea Valley Road and Kings Head Hill (A110). The property is situated on a busy main road within a parade of local retailers and businesses with a McDonalds Restaurant opposite.

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.

2015 Rateable Value £8800.00

Estimated Rates Payable £3298 per annum

Service Charge p.a. TBC

Premium N/A

Terms Available on a new full repairing and insuring lease for a term to be agreed

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/24579>
Bid requirements
Lease Plan
Energy performance certificate

Last Updated: 03 Aug 2017

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Our ref: 24579

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

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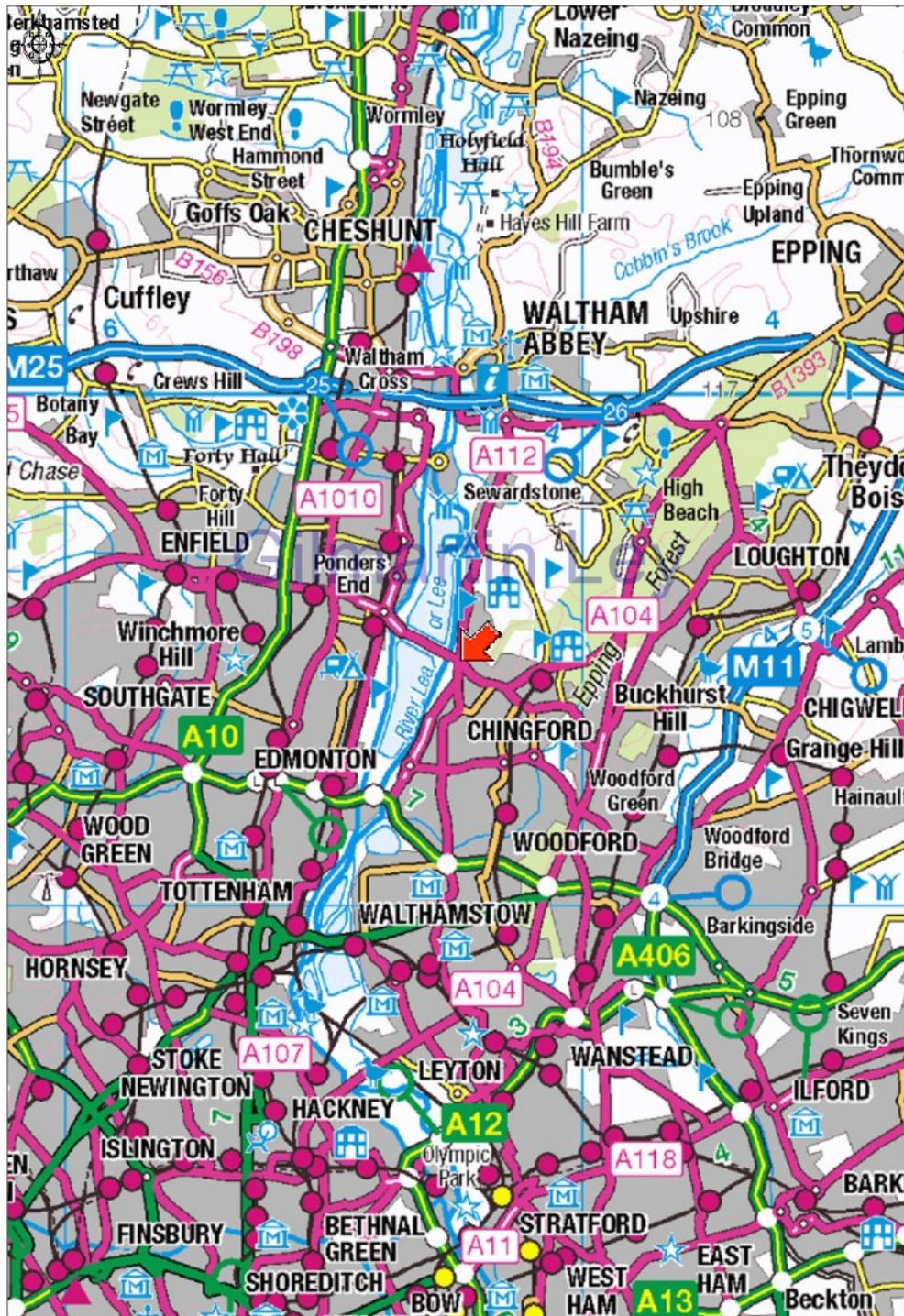


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