



GILMARTIN LEY

Former Osteopathy Clinic To Let - Chingford, London E4

6-8 parking spaces

58 Sewardstone Road,
Chingford,
LONDON, E4 7PR



Area

Net Internal Area: 41 sq.m. (442 sq.ft.)

Rent

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



Property Description

The subject property is an end of terrace lock-up shop and substantial rear yard with vehicular access from Laurel Gardens.

The property was previously operating as an osteopathy clinic and the current configuration provides 2 treatment rooms, WC, Kitchenette and waiting lobby. The rear yard, accessed from Laurel Drive, has the curb dropped and can accommodate 6-8 vehicles.

Given the recent changes in planning legislation, the property will be suitable for a variety of alternative uses under the new Class E of the Planning Use Classes Order, which includes retail, fitness, medical / health services, crèche / day nursery and offices, amongst others.

- > New lease available
- > Highly prominent location
- > 6-8 parking spaces within the rear yard
- > Suitable for a variety of alternative uses STPP
- > Good connections via road and rail
- > Local occupiers include: McDonalds, Shell & William Hill, with Coop & Costa Coffee anticipated in the near future

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Clinic	41.15	442	
Rear car park			parking for 6-8 vehicles



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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, including restaurants, convenience stores and independent retailers, with a McDonalds restaurant & drive-thru and Shell refuelling garage are located immediately opposite.

The immediate location is set for improvement, with the planned redevelopment of the adjacent parade (Numbers 60-74). This will provide 17 new residential flats and a new parade of ground floor shops. We understand that The Cooperative Food & Costa Coffee have already agreed to rent some of the commercial space within the development upon completion.

Public transport is easily accessible. Numerous bus services operate from a bus stop directly outside the parade and rail communications are also good, with Chingford Station is located less than 1 mile to the east of the property, which provides access to frequent Overground services into Liverpool Street with a travel time of 27 minutes.

2017 Rateable Value £5400.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium nil

Terms A new effectively fully repairing and insuring lease available on terms 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/28528>
Offer Requirements Document

Last Updated: 28 Apr 2021

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OS Streetview
Thursday, September 3, 2020, ID: CM-00899328
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Our ref: 28528

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
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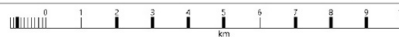
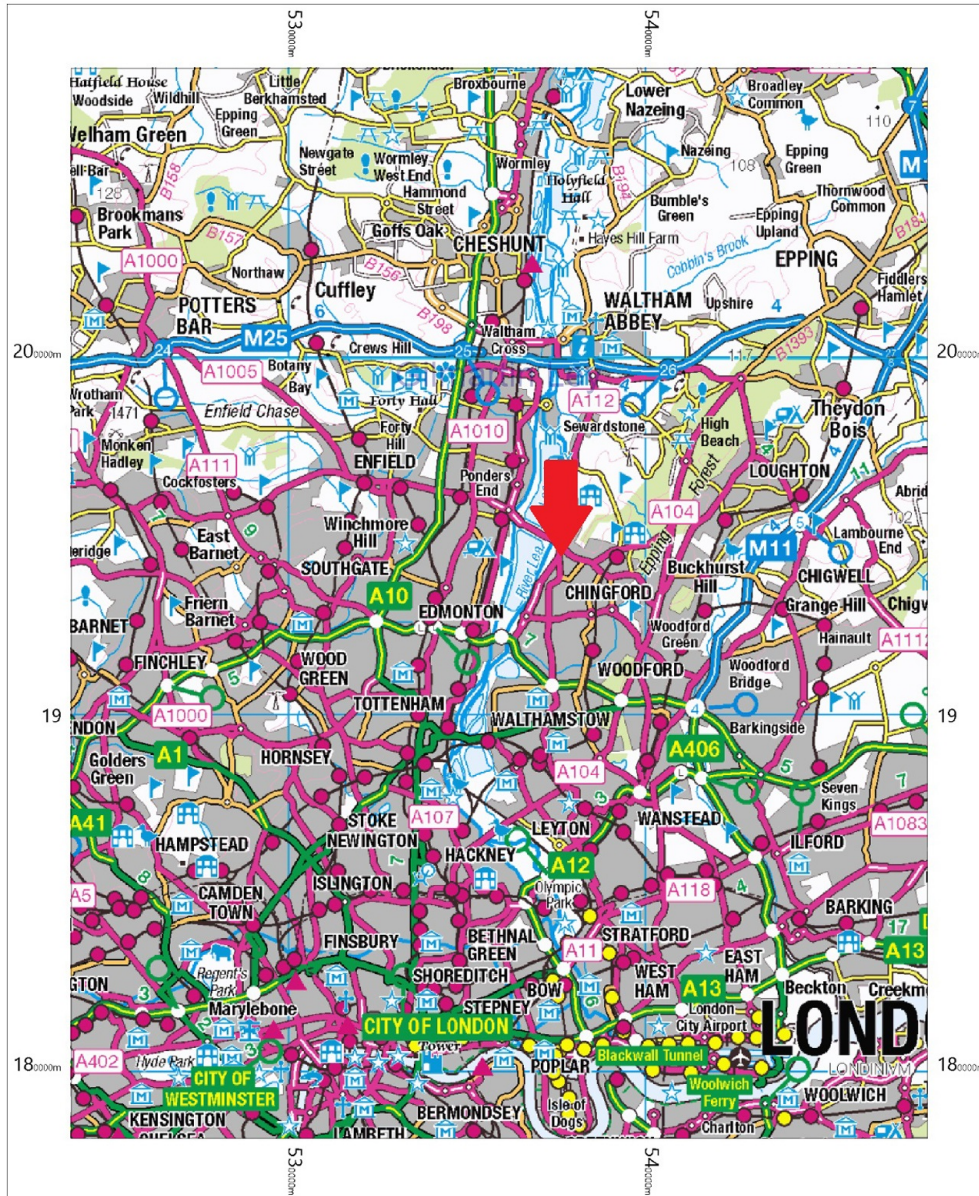


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