



Freehold Mixed Use Property with Development Potential - London E4

0.58 Acre Site with motor trade, storage and residential uses

GILMARTIN LEY

**Farm Tyre Services,
Sewardstone Road,
Chingford,
LONDON, E4 7RH**



Price

Guide price for the real estate interests £1,980,000 subject to contract



Property Description

Freehold Land

The freehold 0.58 acre part of property comprises a mixed use industrial / motor-trade, storage and residential uses.

The site has a wide variety of existing and potential alternative planning uses, subject to obtaining the necessary consents.

This is a prominent property with a frontage to Sewardstone Road of c 26m and a maximum depth of c 122m.

Leasehold Land

The leasehold 0.28 acre part of the site (highlighted in yellow on the site plan) is understood to have been rented by our client on an informal basis for nearly fifty years.

Key considerations:

- > Freehold 0.58 acre site with buildings of Gross Internal Area: 683.3 sq m (7,355 sq ft)
- > Long established and profitable tyre business - goodwill available
- > Vacant possession of the whole is possible on completion
- > Average Number of motor vehicles passing the property daily: c.19,500
- > Broad spectrum of existing permitted planning uses and further development potential STPP
- > Leasehold building and land: Gross Internal Area: 66.1 sq m (712 sq ft) on 0.28 acres



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Area

Site Area: 2,364 sq.m. (25,445 sq.ft.)

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
1. Front (east) workshop area	0	Current operational business utilises three bays for tyre fitting .	236.60	2,546	Single storey, six bay car workshop, office, waiting room and WCs situated in the south-east corner of the site. Three phase electrical supply. Eaves height: 3.21m. There is a container office and three further storage containers, with space for one more on the land immediately behind, south of the workshop.
2. Front car parking / open storage area	0				Measuring c 18 x 38 metres this area is directly in front of the workshop.
3. House	24,000	The residential house is currently under-rented and let on an assured shorthold tenancy (AST) with a passing rent equating to £2,000 per calendar month. This element of the property will be sold with vacant possession.	212.60	2,288	Detached four bedroom house and garage. Ground floor: 3 bedrooms, 2 reception rooms, kitchen / diner, bathroom and WC. First floor: 1 bedroom and large shower room. Note: part of the garage was previously used in conjunction with the car wash area.
4. Car wash area	0	Vacant			The section of land to the side of the house has a certificate of lawful use to be used as a "hand car wash as an ancillary use to the primary tyre fitting depot use".
5. Warehouse (middle north)	0	Vacant	233.90	2,517	Situated behind the house is this basic warehouse building. Ground floor 134.9 sq m (1,452 sq ft) plus mezzanines with no fixed stair access 99.0 sq m (1,066 sq ft). Single phase electrical supply. Eaves height: 4.83m and Apex: 5.46m.



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6. Rear (west) Storage Land including 6 Containers	18,720	Let on licences and generate a rental income of £18,720 pa (£60 per week, per container).			6 modern containers
7. Leasehold Land (middle south): 16 containers	13,920	We understand that the seller has rented this land on an informal basis for nearly fifty years, currently paying a rent of £400 per calendar month (£4,800pa). There are 16 containers on the leased land. We understand that 4 of the larger containers and 6 of the smaller containers are used in conjunction with the operational tyre fitting business. The remaining 6 containers are let on licences and generate a rental income of £18,720 pa (£60 per week, per container). i.e. net rent less £4,800pa is currently £13,920 pa.	1,084.52	11,673	There are 7 modern containers and 9 (of which 4 are oversized) older containers.
8. Leasehold land: Small Workshop/Storage Building	0	Current operational business utilises for tyre storage.	66.10	711	Brick built workshop / store with single phase electrical supply.
Total	56,640				

Property Location

The property is located on the west side of Sewardstone Road, a few metres to the south of the junction with Butlers Drive which is between Waltham Abbey and Chingford. The property is in the local authority of Epping Forest District Council.

Sewardstone Road A112 is a busy main road featuring an average of approximately 19,500 vehicle movements between Waltham Way A1037 and Lea Valley Road A110 on a daily basis.

The property benefits from excellent local amenities, with a good selection of shopping, eateries and leisure facilities in Waltham Abbey and Chingford, within 1.5 miles and 2.25 miles, respectively. The location offers exceptional access to open green spaces, being 0.75 miles south of Gunpowder Country Park.

The property has good connections via road and rail. The A112 (Sewardstone Road) provides direct access to the North Circular Road (A406) approximately 4 miles south, and is within 2.5 miles of both Junction 25 and 26 of the M25, connecting to the wider London and national road networks.

Chingford Station (London Overground) is within 2.25 miles of the property and provides services into Central London (Liverpool Street) within 30 minutes.

2023 Rateable Value £25750.00

Estimated Rates Payable £12360 per annum

Terms Freehold site for sale subject to the various leases / licences operating thereon.

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The goodwill in the ongoing operational business is available by separate negotiation. Details in respect of the business are available upon request.

We understand that the property is not elected to VAT.

Legal Fees:	Each party is to bear its own legal fees
Local Authority:	Epping Forest District Council
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/33428 Offer Requirements Energy Performance Certificate - Little Gregories Energy Performance Certificate - Farm Tyre Services Numbered site plan Site plan Floor Plans Planning History Summary
Last Updated:	20 Feb 2026

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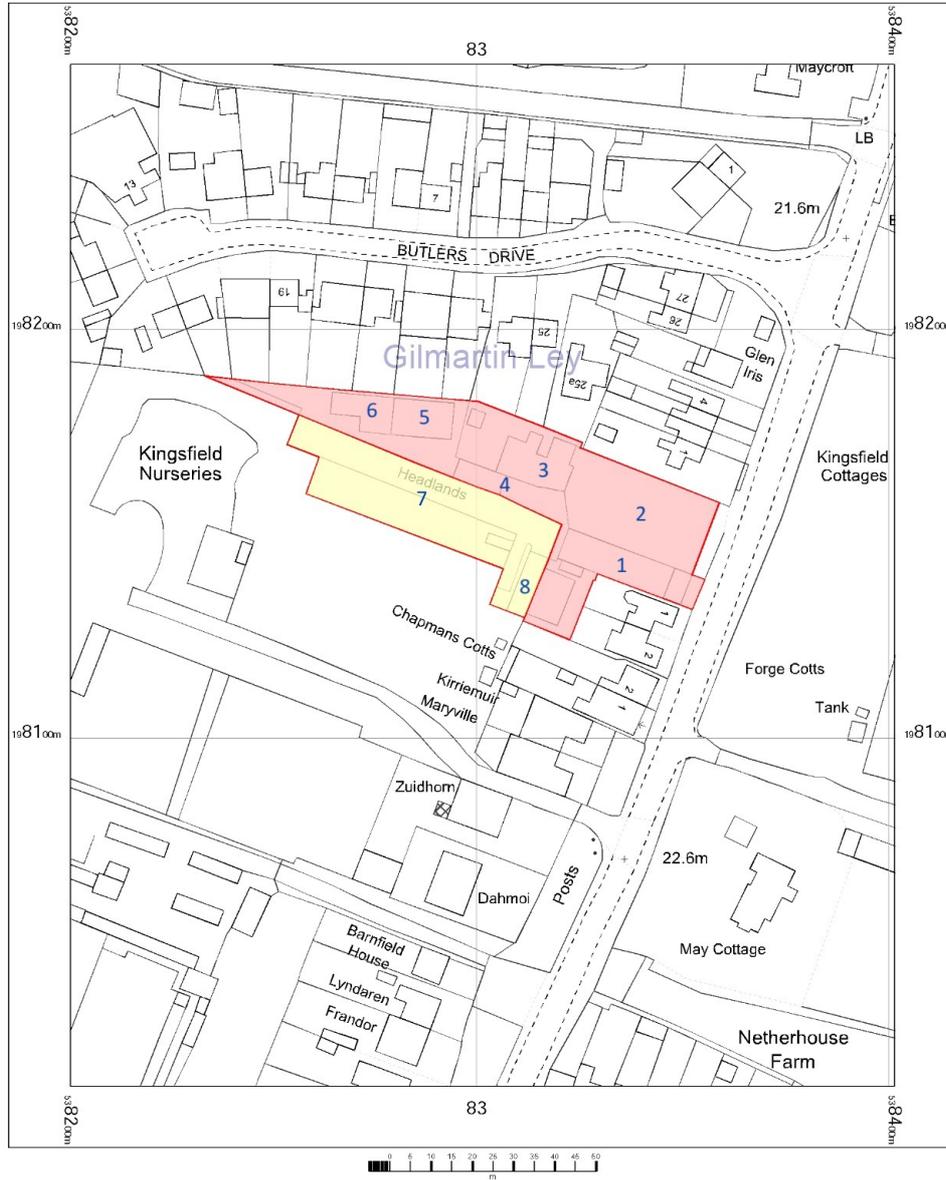


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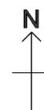
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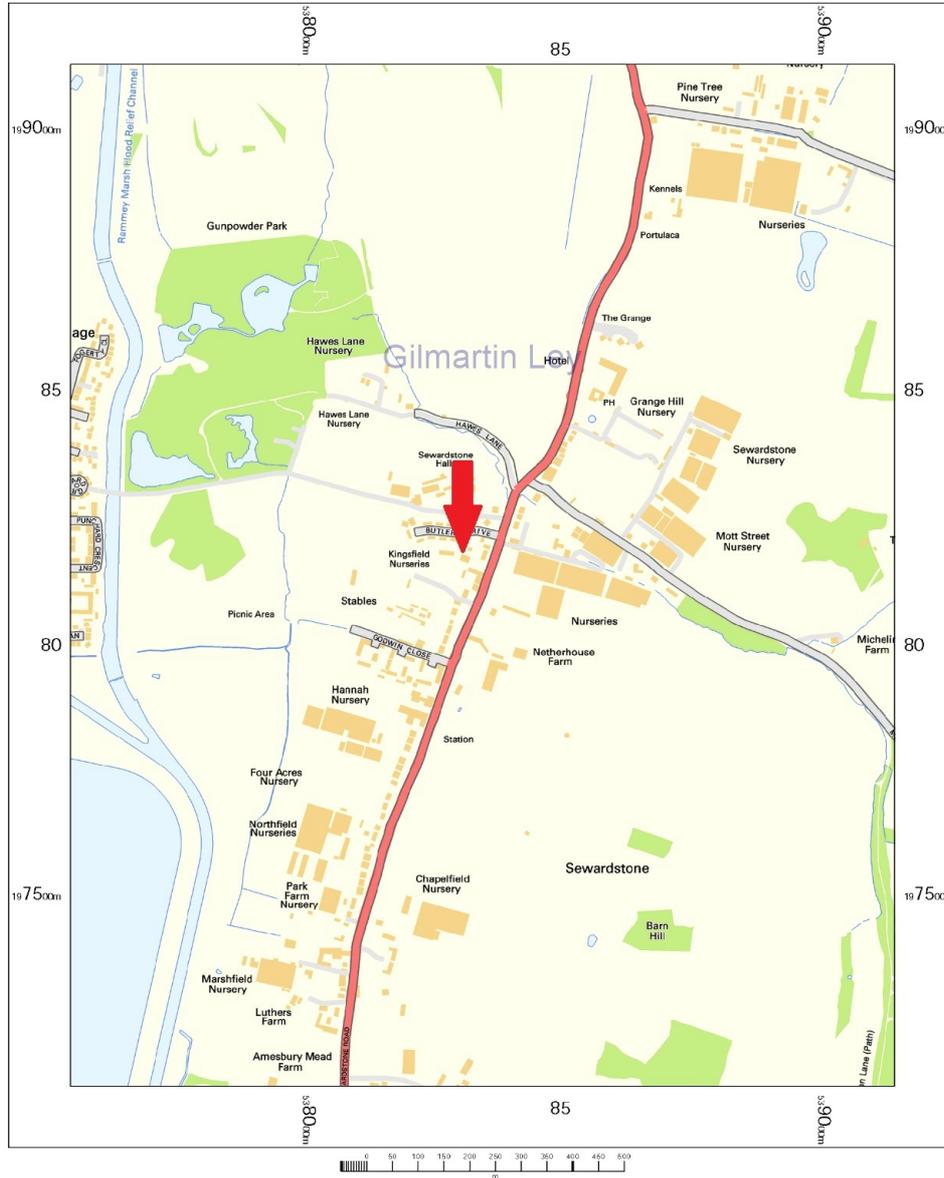


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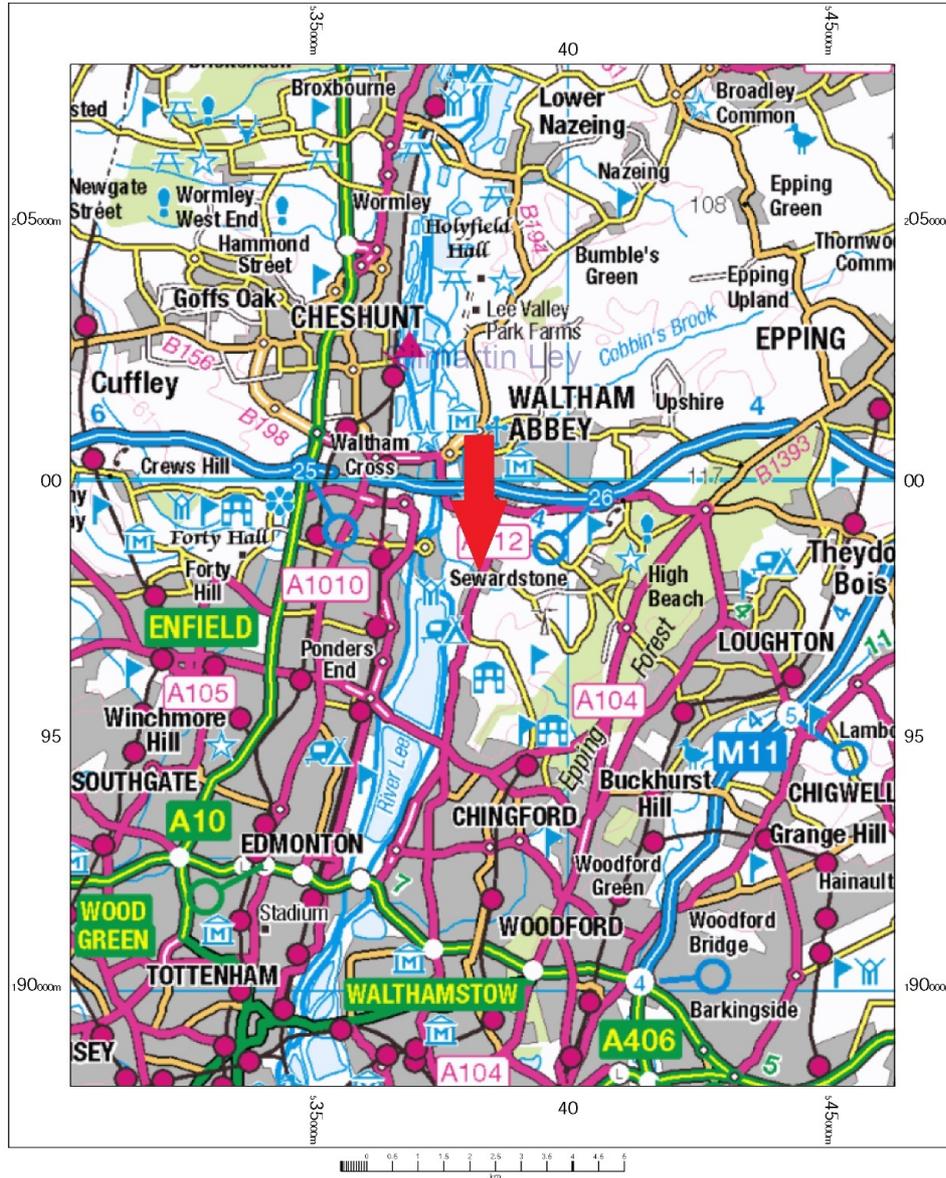


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Our ref: 33428

Property Investment and Development Consultants
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