



GILMARTIN LEY

0.58 Acre Freehold Property with Development Potential - London E4

Motor Trade and Storage Uses, plus Detached 4 Bedroom House

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



Price

Price on application



Property Description

The property covers a freehold site of 0.58 acres.

The property comprises a mix of industrial / motor-trade and storage uses, along with a substantial four bedroom detached house.

The site has a wide variety of existing planning uses and clear development potential, 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.

In addition to the freehold land there is a leasehold 0.28 acre leasehold part (highlighted in yellow on the site plan) which has been rented by our client on an informal basis for nearly fifty years. Subject to the landlord's consent the leasehold interest may pass to the new owner upon completion.

Key considerations:

- > Retirement sale
- > Freehold 0.58 acre site with buildings of Gross Internal Area: 683.3 sq m (7,355 sq ft)
- > Motor trade / industrial, warehousing, container storage and residential (4 bed detached house) uses
- > Long established and profitable tyre business
- > Vacant possession of the whole is possible on completion
- > Average Number of motor vehicles passing the property daily: c.19,500
- > 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.

<https://www.gilmartinley.co.uk/properties/for-sale/car-repairs/waltham-abbey/london/e4/33428>

Our ref: 33428

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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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.

Vacant possession of the whole is possible on completion.

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The property is being sold with the benefit of the goodwill in the ongoing operational business. Details in respect of the business are available upon request.

We understand that the property is not elected for 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:

28 Oct 2026

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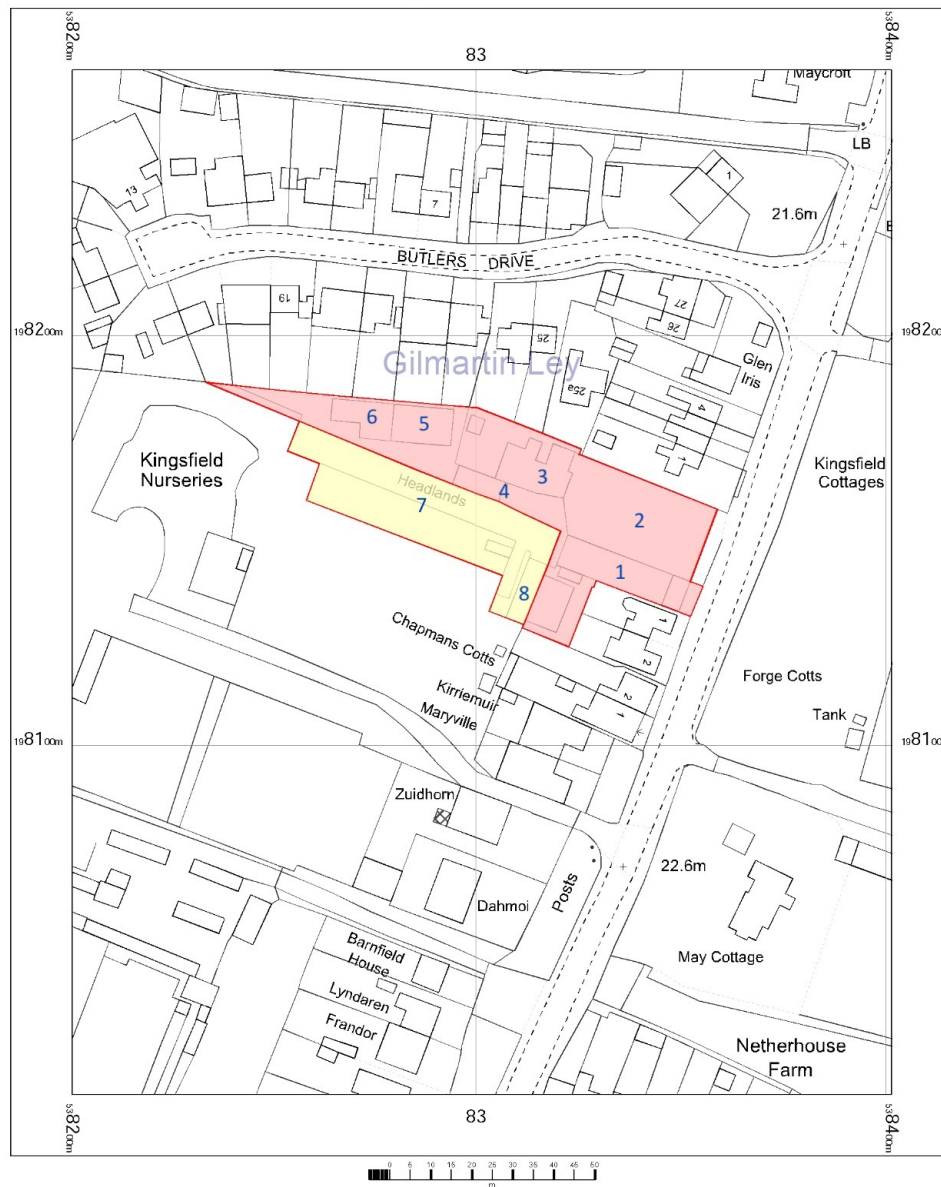


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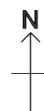
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OS MasterMap 1250/2500/10000 scale
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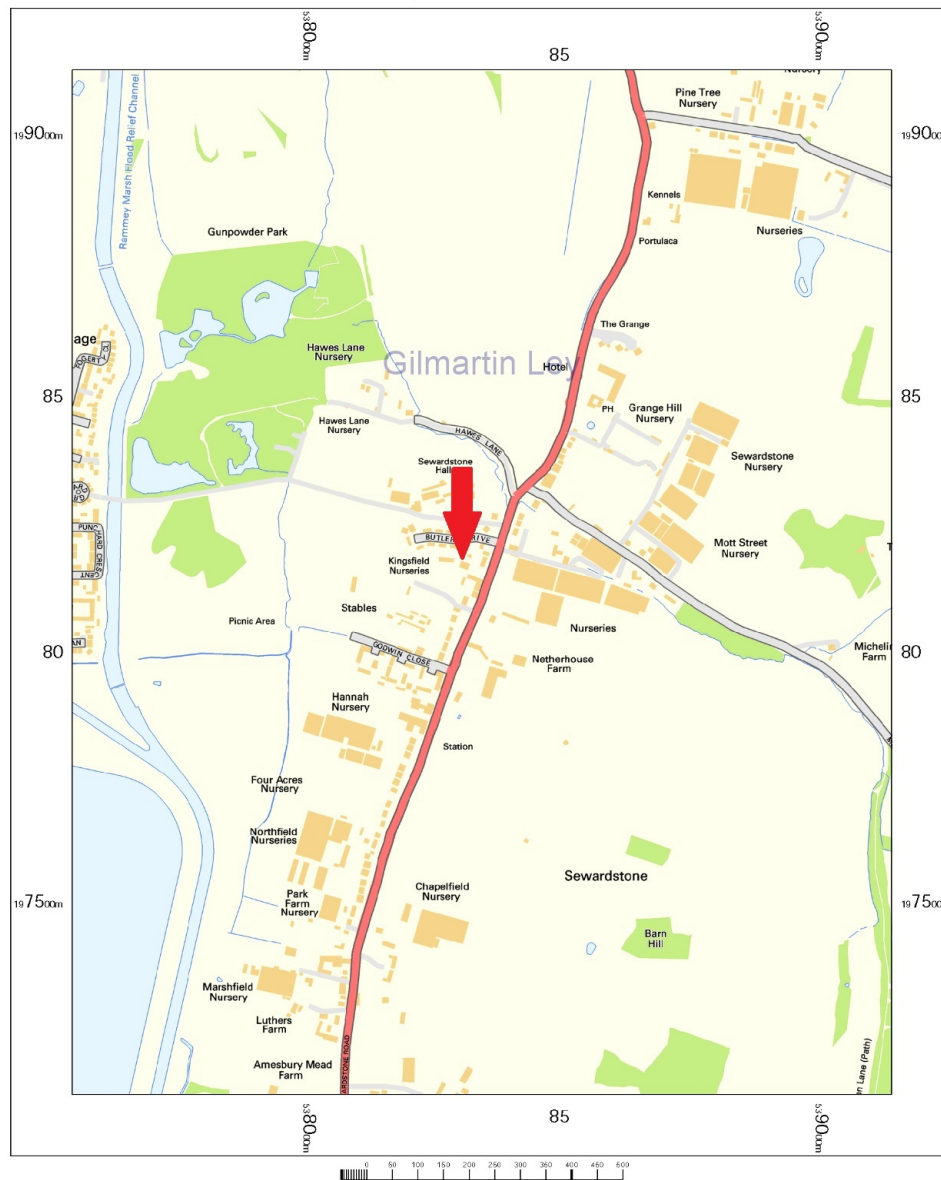


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OS Streetview
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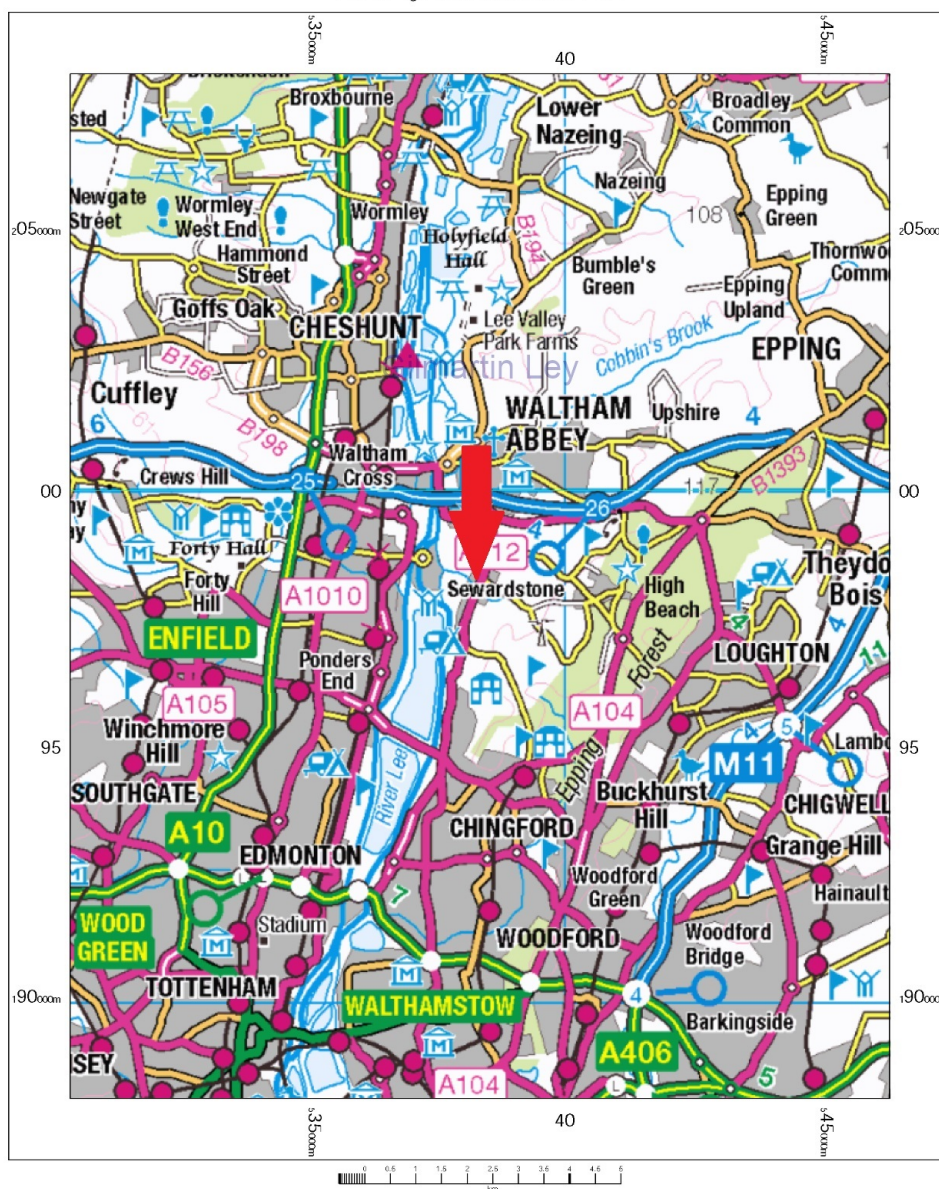
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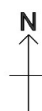
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OS 250k scale raster
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