

## **LOCK UP SHOP TO LET:**

**20 WINCHESTER ROAD, CHINGFORD, LONDON E4 9LL**



### **LOCATION**

This property is located on Winchester Road and is within close distance of Highams Park Railway Station which frequently connects to London Liverpool Street. The area is well served by local buses and is an easy reach of the A406, M11 and A12. Nearby occupiers include WJ Meade Estate Agents, TFC supermarket, Co-op Funeralcare and numerous other independent retailers.

## ACCOMODATION

The accommodation comprises of a ground floor lock up shop:

Sales Area: 60.1 square metres or 647 square feet

Storage: 9.7 square meters or 104 square feet

The property also benefits from shutters, rear yard and w/c. There is also a plentiful supply of parking with no restrictions.

## LEASE

A new full repairing and insuring lease will be granted for a term to be agreed subject to periodic rent reviews.

## RENT

£17,000 per annum.

## RATES

The local rating authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£12,000
UBR 2013/2014	£0.471
Rates Payable	£5,652

Interested parties are advised to make their own enquiries directly to Waltham Forest council in this regard.

## LEGAL COSTS

Both Parties to bear their own costs.

## VIEWING

Strictly by appointment through sole agents James Berlin & Associates 020 8551 1011

EPC Certificates are available upon request.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy themselves as to the correctness of such statements and these particulars.