

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

2 Freehold Shops with Residential Upper Parts & Yard For Sale

Chigwell Road, Woodford Green IG8



Description

Comprising two adjacent inter-communicating shops at ground floor level with two self-contained two bedroom flats at 1st floor level which are entered via the front of the property. There is a brick built store/double garage/workshop to the rear of one of the properties and open yard with parking to the rear of another one of the properties. One of the flats (above the right-hand shop) has been fully refurbished, the left-hand flat has been partly refurbished and needs a small amount of work to complete the refurbishment. The neighbouring property has built a loft extension and it is thought possible to obtain planning consent to likewise to both properties. There is also potential to extend both ground floor shops over the rear yard, subject to the necessary consent.

The entire premises are offered with full vacant possession.

Location

Situated on Chigwell Road directly opposite the junction with Broadmead Road. This is a highly visible location and has high levels of passing vehicles. Chigwell Road runs between Charlie Brown Roundabout A406 and Woodford Bridge. The nearest station is Woodford underground station (Central Line) which is approximately 1/2 mile away.

Areas

Ground floor shops (total)	1120 sq ft (104.08 sq m)
Outside store/garage circa	220 sq ft (20.43 sq m)
Rear yard space	Unmeasured
1st floor flats (each flat)	425 sq ft (39.53 sq m)

Terms

Available freehold with vacant possession at £1.1m for the whole property.

Business Rates

London Borough of Redbridge - Rates payable for both shops is £2488.76 and Council Tax is £1536.69 per flat. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Applied for.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.









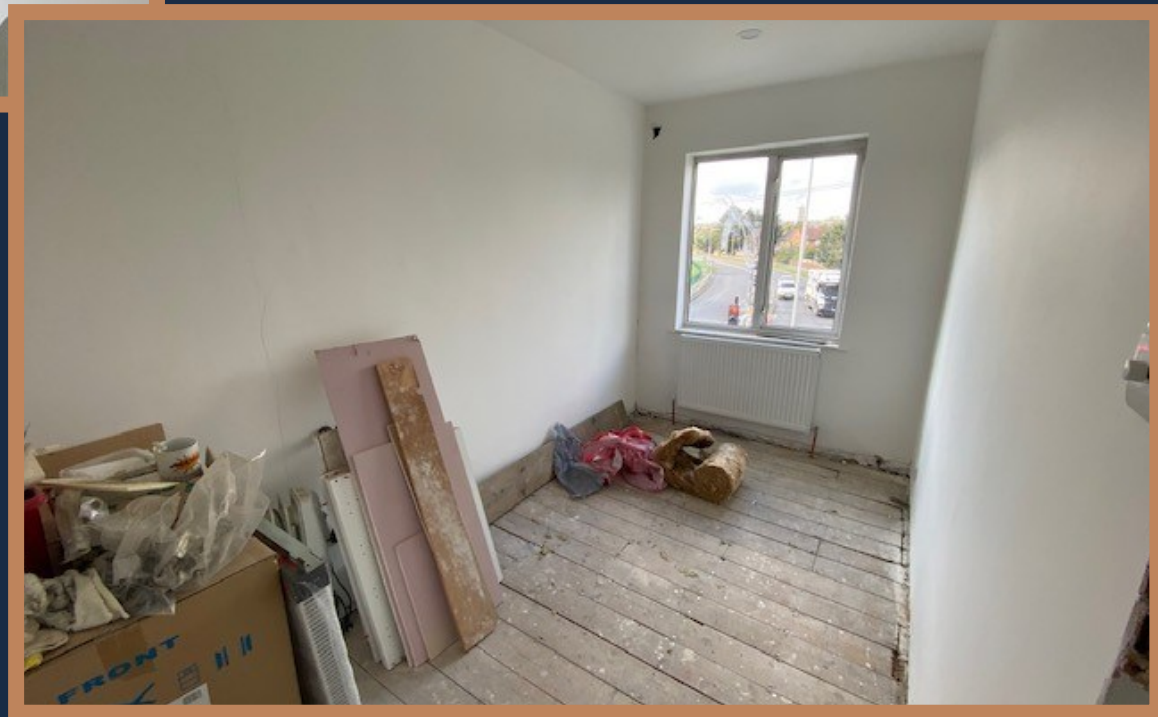


CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS











CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS





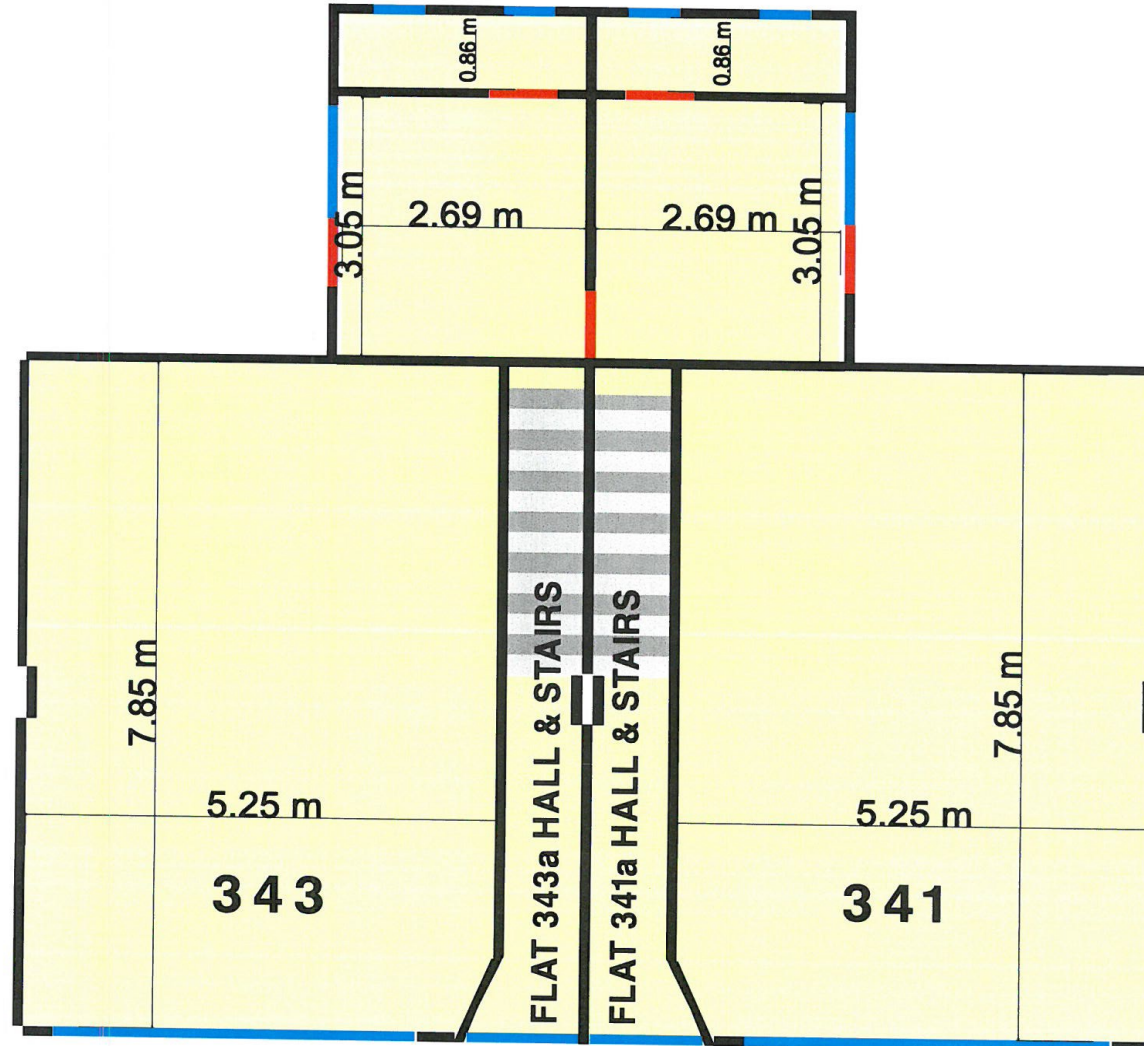
CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

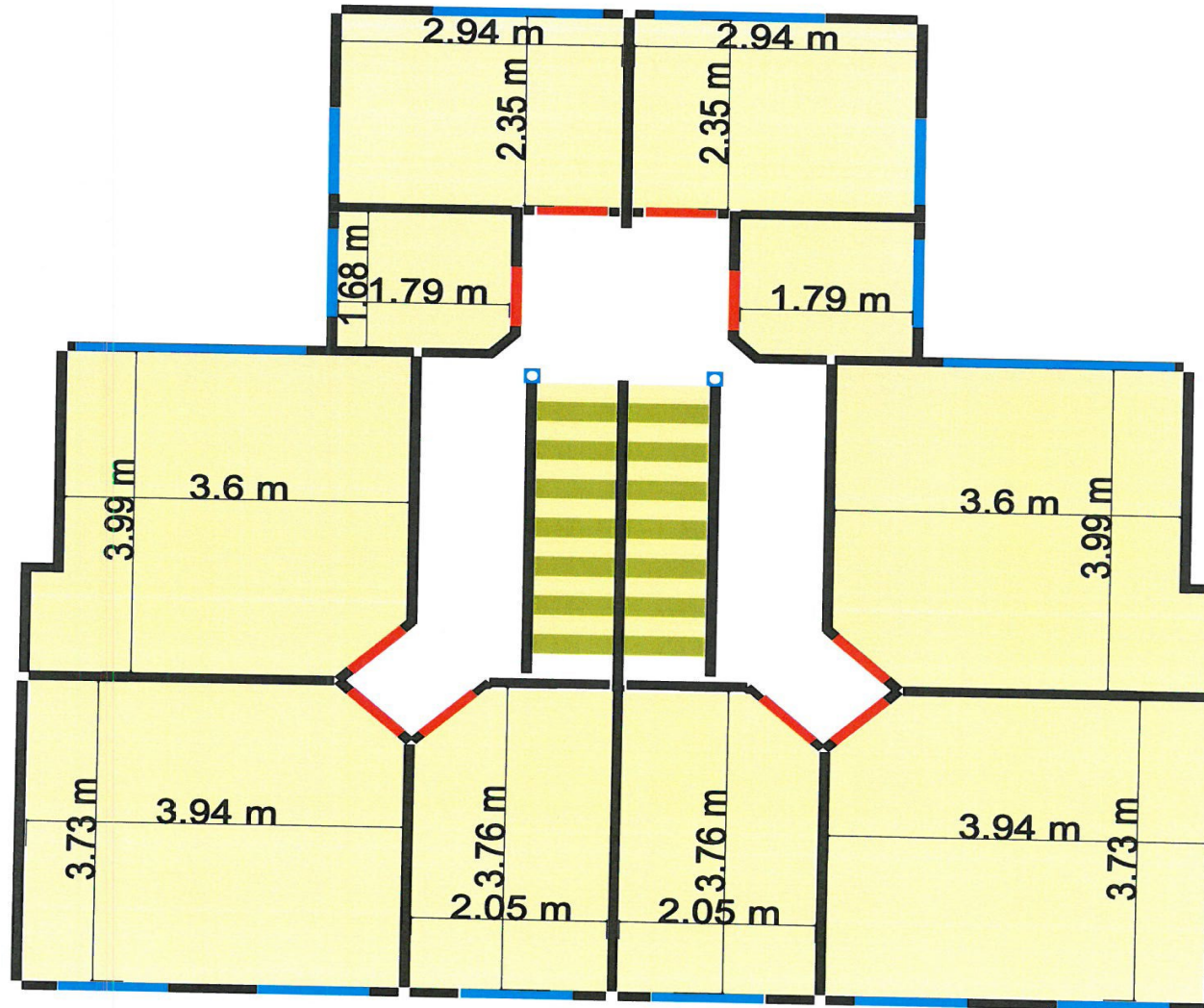




CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS









These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR