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Site Opportunity To Let

Ref No. 025044

Former Boathouse Site, Charter Road, Highams Park IG8



On behalf of



Description

Comprising a site of approximately 450 sq m which has been cleared of all buildings and structures. The site has a partial concrete base. The construction of foundations or extensive excavations would not be possible at this site. The site is believed to have F2 (Local Community) use and suitable for a variety of uses, subject to the necessary consents. A café would not be permitted. The property forms part of Highams Park lake. The site formally comprises a boathouse which was used for boating facilities on the lake. Leisure and other uses would be considered and buildings without formal foundations would be considered. The site has electricity and water supply (*not tested) and sewers for waste water. The site is only available to rent and a sale would not be considered.

The site is surrounded by metal fencing that can be viewed from the lake or the street, no formal appointment for inspection needs to be arranged.

All offers and expressions of interest need to be made directly to Claridges.

Location

Situated on Charter Road, Woodford Green and situated within the Repton landscape of the former Highams Estate. The location sits between the district of Highams Park and Woodford Green and is approximately 1.4 miles from Woodford underground station (Central Line). The site is also within walking distance of bus services on Chingford Lane, Woodford Green and The Avenue, Highams Park. [W3W///rent.fence.vibes](#)

Areas

Site area approximately 4843 sq ft (450 sq m)

Lease

Available on a new full repairing and insuring lease for a term to be agreed with a maximum term of 15 years. Rental offers invited.

Offers

Expression of interest and rental offers should be accompanied by appropriate support of their bid, together with any background information in respect of the business operation or tenant.

Business Rates

London Borough of Waltham Forest – currently not rated. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge

Claridges charges a fee of £525 plus VAT for taking up references and carrying out anti-money laundering checks on the proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

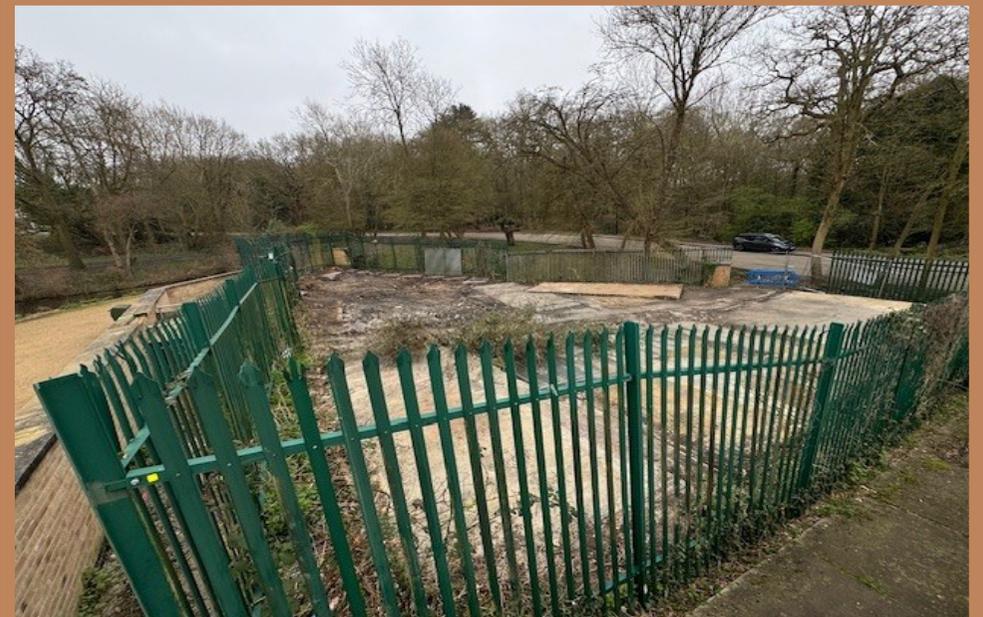
Holding Deposit

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.

View across site



View from rear of site across lake







CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS



Created By:

Date Created
4 Sep 2023



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:

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