

**SHOP
TO LET
(FORMER JEWELLERS)**



**STATION ROAD, CHINGFORD, LONDON E4
411 SQ FT (38.26 SQ M)**

Location: Situated on Station Road, Chingford close to where it meets with Springfield Road. Chingford Network Rail Station is a short walk away.

Description: Comprising a lock up shop which would suit a variety of trades, subject to the necessary consents. Formally used as a jewellers, and still available with certain fixtures and fittings. This would make it an ideal opportunity to continue with the same trade.

Areas:

Sales depth	5.017 m
Sales width	4.950 m
Ancillary	4.06 m x 3.31 m
WC outside at rear	
Forecourt area	
Total area	38.26 sq m (411 sq ft)

Lease: Available on a new Lease for a term to be agreed at £12,000 pa.

Terms: A premium of £12,000 is sought for fixtures and fittings.

Business Rates: London Borough of Waltham Forest. Rateable Value £8,200. Rates Payable approximately £3,394 pa for 2010/2011. 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 £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: By Appointment only Via joint Sole Agents

