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VERY RARE OPPORTUNITY
**SHOP PREMISES WITH RESIDENTIAL UPPER PART
AND A3 USE
TO LET**



**BROOK PARADE, CHIGWELL, ESSEX IG7
721 SQ FT (66.98 SQ M)
WITH PLANNING PERMISSION TO EXTEND TO 1200 SQ FT**

Location: Situated on Brook Parade, High Road, Chigwell. Chigwell is an affluent residential area which has only limited retail presence. Chigwell Central Line Station is a few hundred yards from the premises.

Description: This is a very rare opportunity to obtain retail premises in the area with A3 (restaurant use). For many years applications for A3 consent had been refused in the area until now.

The premises comprise shop premises of circa 720 square feet with a self contained duplex maisonette above (currently let at £750 per month/£9,000 pa) and planning permission to build a single storey rear extension of approximately 500 sq ft. In addition, there is a rear garden area and two lock up garages, which are accessible from a rear service road.



Areas: 5.39 m width
12.44 m deep
Plus Planning Permission to extend (circa 500 sq ft)
Plus two bedroom maisonette

Lease: A new Lease to be granted for a term to be agreed at £25,000 pa.

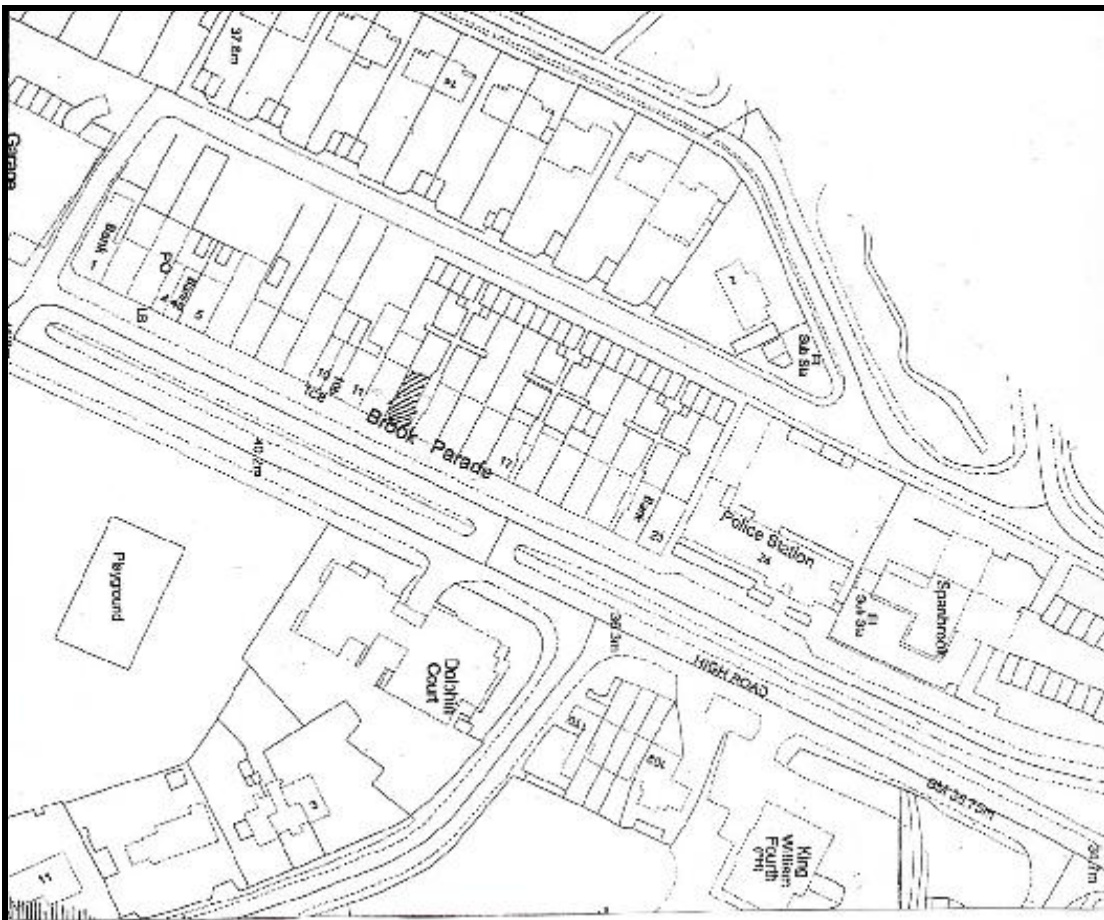
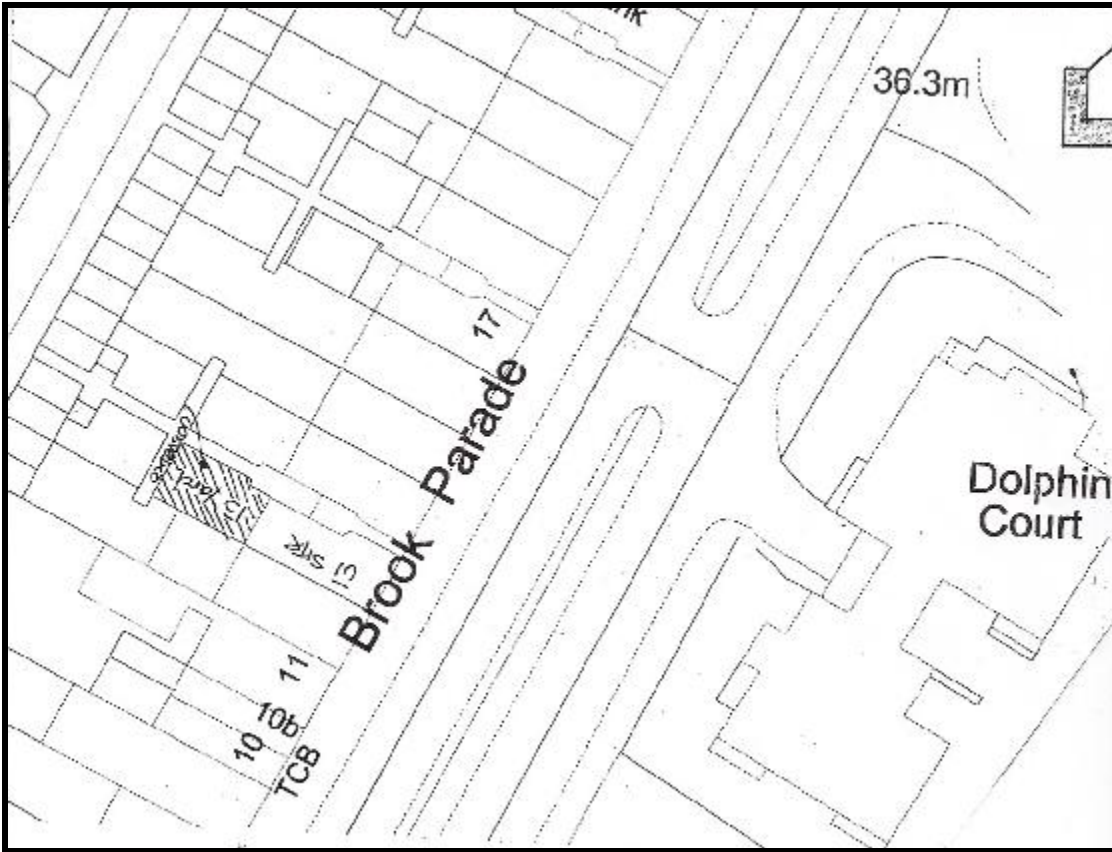
Terms: Substantial premium offers invited.

Business Rates: Epping Forest District Council. Approximately £7,800 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

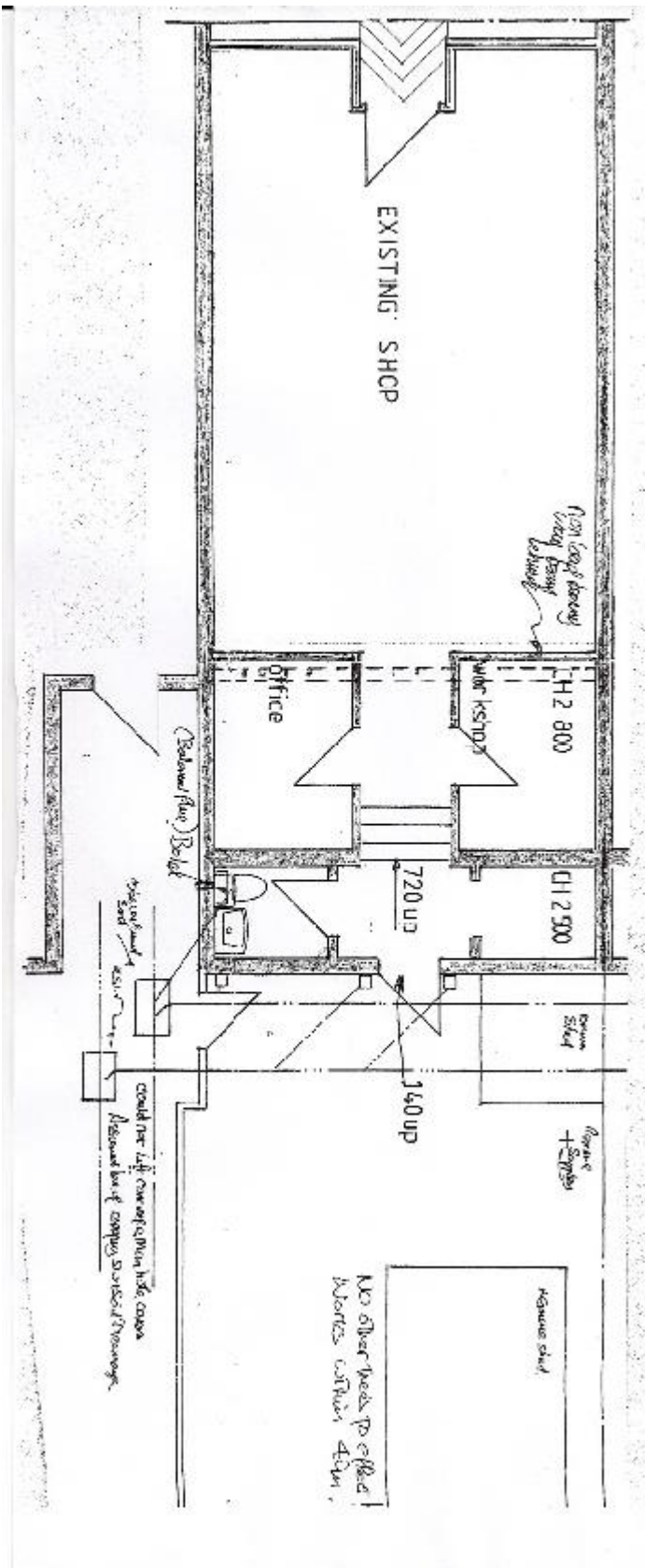
EPC: Our client has been informed of the requirement to provide an Energy Performance Certificate.

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: **Strictly by appointment only**
Via Claridges Commercial – 0845 205 0007



Existing Shop



Proposed Shop

