



SITUATION

Located close the junction with Hall Lane in this busy and prosperous town centre, amongst multiples such as **Scrivens, Timpson, Costa, The Works, Greggs, KFC, Superdrug, Wenzels, German Doner Kebab, Iceland** and many others.

Chingford lies approximately 10 miles north-east of central London, immediately north of the A406 (North Circular Road) and is conveniently situated for the M11 (Junction 4).

VAT is applicable to this Lot

PROPERTY

Comprising a **Large Ground Floor Double Shop** with internal access to **Ancillary Accommodation** on part first and part second floors together with separate rear access to a **Self-Contained 2 Bed Flat** on part first and part second floors.

FREEHOLD

Note: There may be potential to create further residential accommodation in the upper floors, subject to obtaining possession and the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop, Part 1st & Part 2nd Floors	Ground Floor Double Shop Gross Frontage 39'2" Area Approx. 2,230 sq ft Part First Floor Ancillary Area Approx. 813 sq ft Part Second Floor Ancillary Area Approx. 168 sq ft Total Area Approx. 3,211 sq ft	Boots UK Limited (Having approx. 2,300 branches)	5 years from 22nd July 2020 (Renewal of a previous Lease)	£60,000	FRI
Part 1st & Part 2nd Floor Flat	Believed to be a 2 Bed Flat (not inspected) Area Approx. 581 sq ft	2 Individuals	1 year from 30th November 2021	£15,300	AST Note: There is a £1,471 Rent Deposit held.
				Total: £75,300	

¹Not inspected by Barnett Ross.

Area of shop taken from VOA. Area of Flat taken from EPC.

£75,300 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Axiom DWFm

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: j.ghelani@axiomdwfm.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

