

# Public House / Retail / Restaurant / Redevelopment Opportunity For Sale / To Let



250/252 CHINGFORD MOUNT ROAD LONDON E4 8JL

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## Location

Chingford is situated in the London Borough of Waltham Forest to the north east of Central London being within 3 miles of Junction 4 of the M11 Motorway and approximately 5 miles from Junction 25 of the M25 Motorway, with an estimated population of 258,249 persons. Chingford Mount Road (A112) runs due north from its junction with the A406 North Circular Road to its junction with Hall Lane, New Road and Old Church Road.

## Situation

The property occupies a prominent position on the eastern side of Chingford Mount Road, approximately 60 yards south of the junction with New Road, Hall Lane and Old Church Road. There are a number of multiple retailers within the immediate vicinity including BOOTS, ICELAND FROZEN FOODS, TESCO EXPRESS, HALIFAX, NATIONWIDE BUILDING SOCIETY, COSTA COFFEE, SAINSBURYS, DOROTHY PERKINS, BARCLAYS BANK.

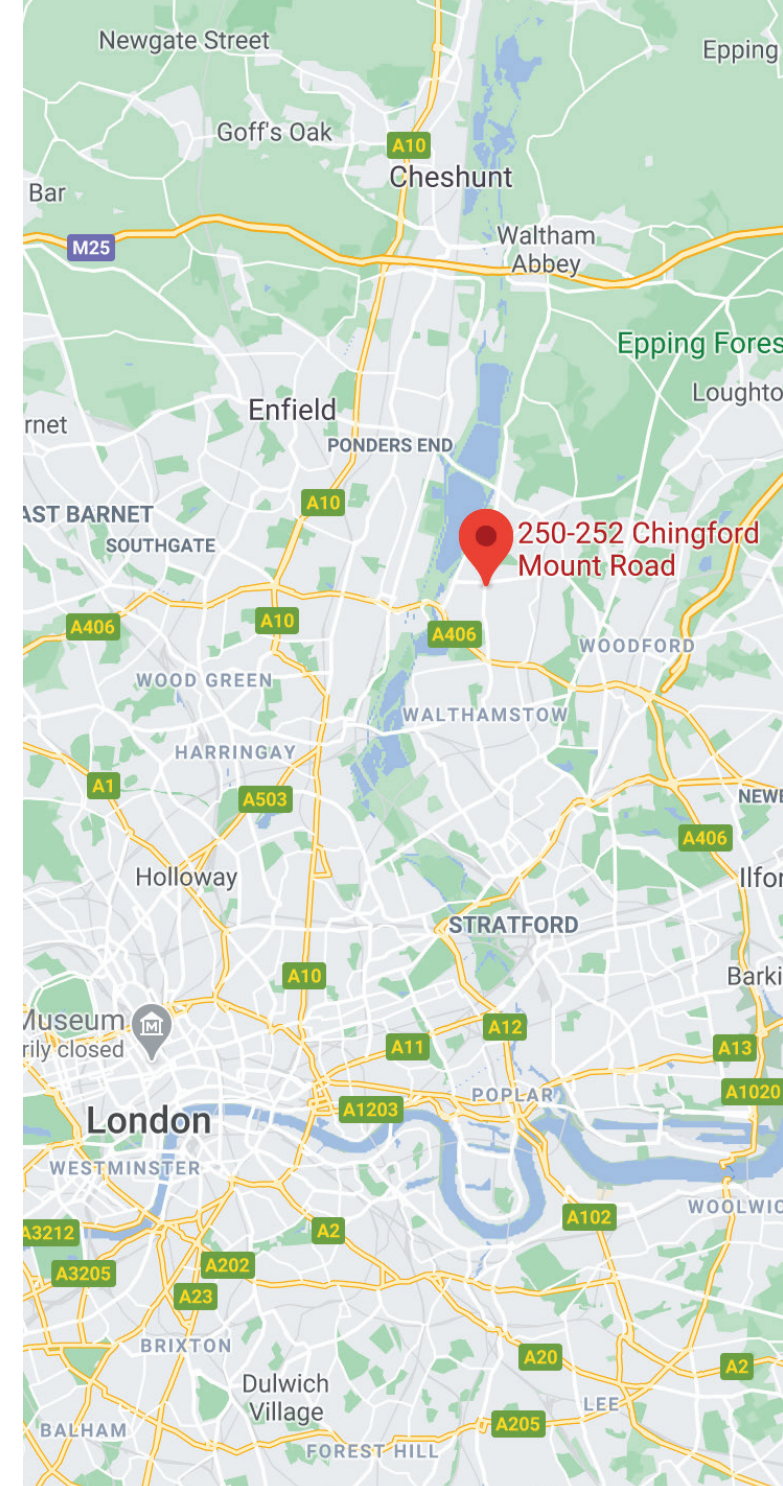
## Description

The property is a typical 1960's building arranged on ground and first floor being of a concrete framed construction under a flat asphalt roof.

## Planning

Whilst the property is not listed nor situated in a Conservation Area it is designated in an area of prime shopping frontage.

Since 2008, the front forecourt has been used by way of Licence for further seating.



## Accommodation

The property is arranged as a ground floor Public House with ancillary first floor accommodation.

Ground Floor	-	4,015 sq ft	373.14 sq m
ITZA	-	1,291 sq ft	119.98 sq m
First Floor Ancillary	-	1,556 sq ft	144.61 sq m

## Rating Assessment

Public House has a Rateable Value of £108,200.

The Uniform Business Rate for the year 2020/2021 is 51.2p in the £.

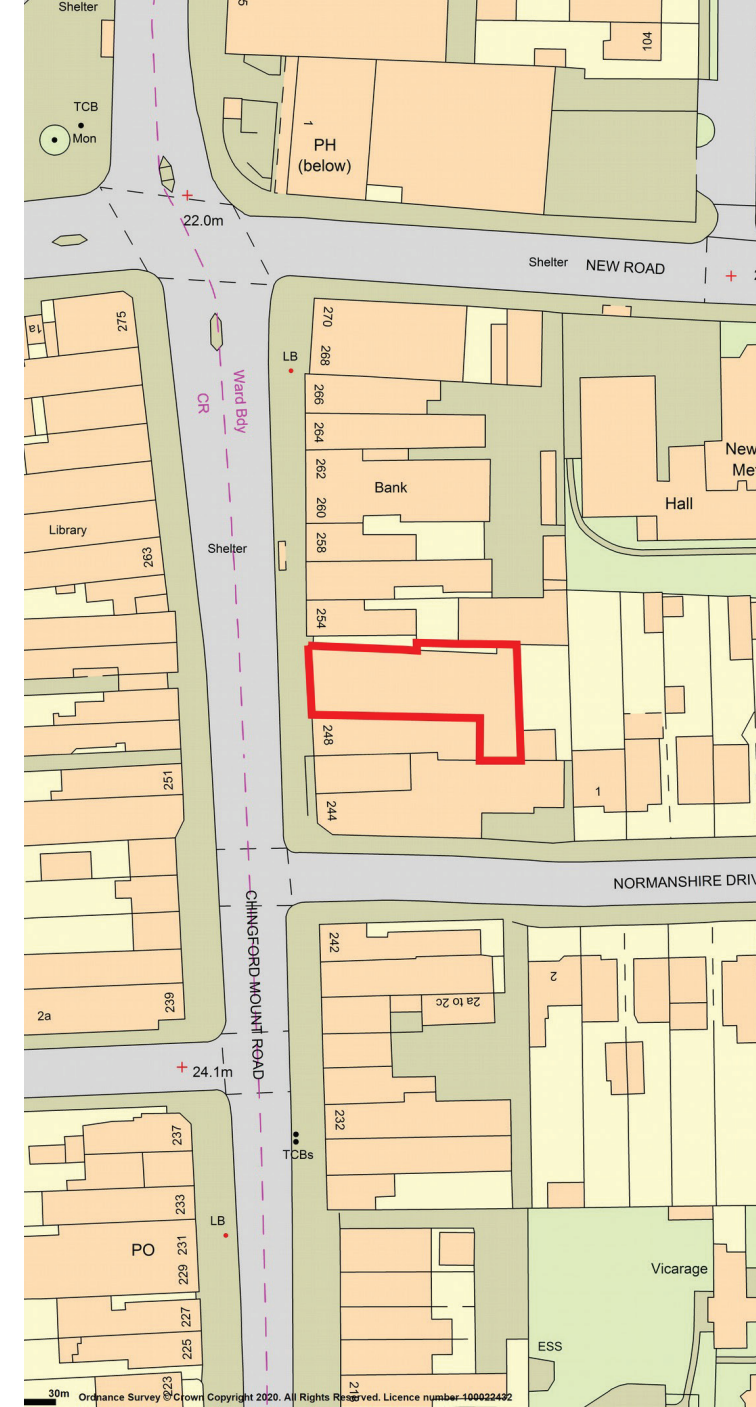
## Energy Performance Certificate

An EPC has been instructed and will be provided upon request

## Local Authority

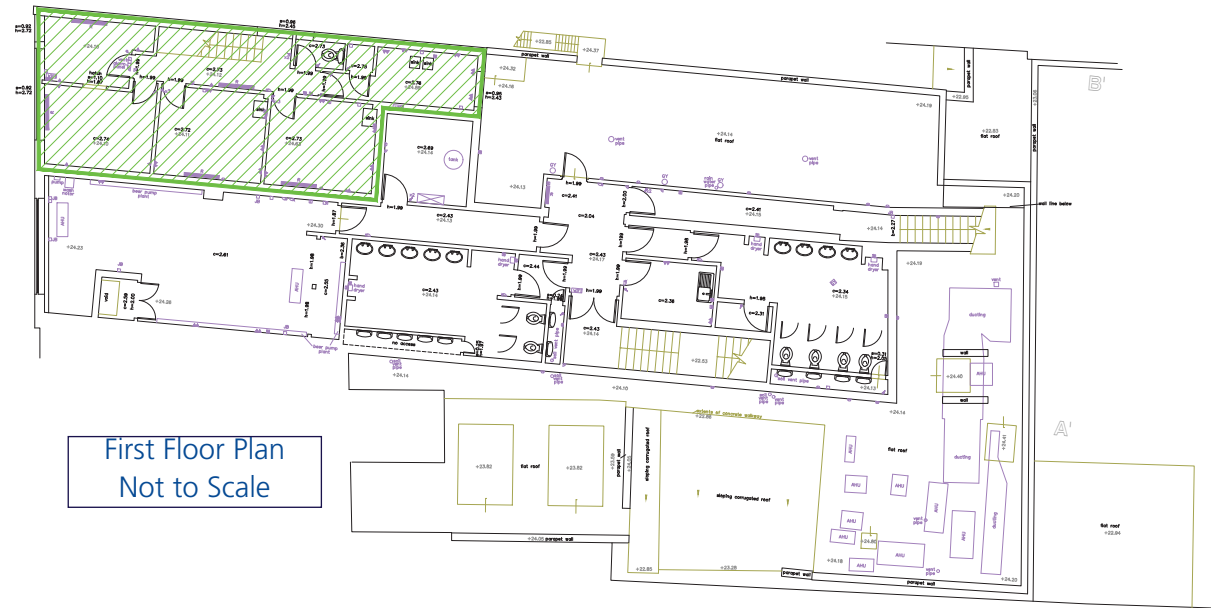
Waltham Forest Council  
Waltham Forest Town Hall  
Forest Road  
London  
E17 4JF

Telephone: 020 8496 3000

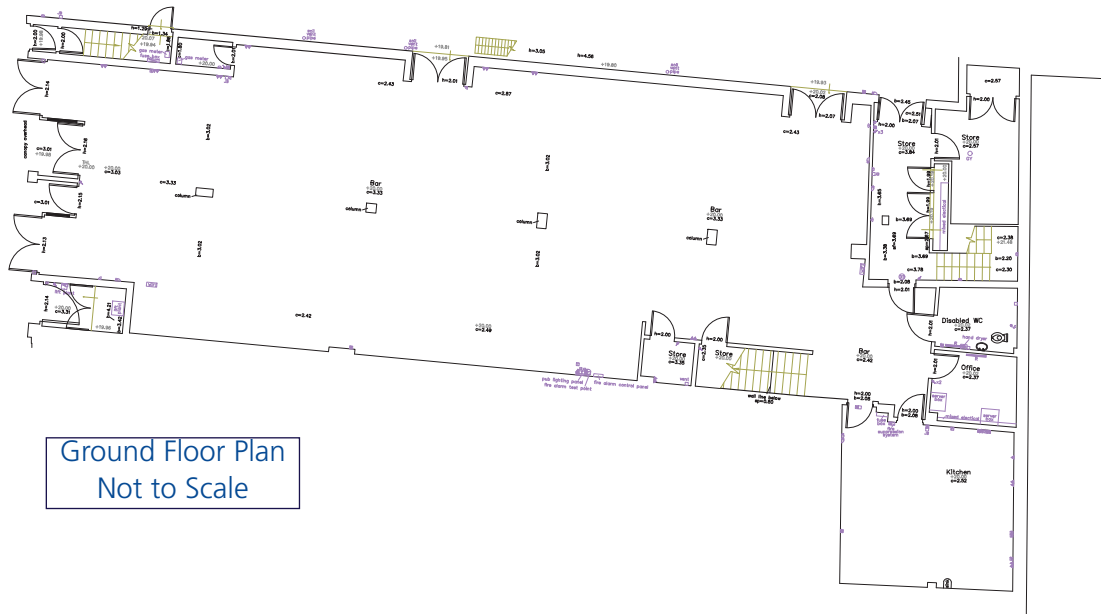




Area subject to  
existing tenancy



First Floor Plan  
Not to Scale



Ground Floor Plan  
Not to Scale





## TERMS

### OPTION 1: - PUBLIC HOUSE

#### Lease

The Ground and Part First Floor is available to let on a new full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

#### Rent

£65,000 per annum exclusive of VAT

#### Premium

A Premium of £25,000 plus VAT is sought for the fixtures and fittings.

#### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

#### Tenant's Deposit

Equivalent to six month's rent plus VAT (£37,000). The deposit is to be capable of increase in line with any increase in the rent.

### OPTION 2: - RETAIL / RESTAURANT

#### Lease

The Ground Floor only is available to let on a new full repairing and insuring lease for a term of 10 years, subject to a rent review at the end of the 5th year.

#### Rent

£60,000 per annum exclusive of VAT

#### Premium

No Premium is payable

#### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

#### Tenant's Deposit

Equivalent to six month's rent plus VAT (£36,000). The deposit is to be capable of increase in line with any increase in the rent.

### OPTION 3: - Freehold

#### Freehold Interest

The freehold interest is available at a price of £1.25 Million subject to contract, which includes an existing tenancy in respect of part of the first floor currently trading as a Dentist Practice and who are paying a rent of £5,500 per annum exclusive of VAT.



## Availability

The property will be available as from the 29th May 2021.

## Value Added Tax

The property is registered for Value Added Tax.

## Legal Costs

Each party is to bear their own legal costs.

## Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited

One Wellstones

Watford

WD17 2AE

Telephone: 01923 230414 / Email: [admin@warrantgroup.net](mailto:admin@warrantgroup.net)

## Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

*Courtesy of Google Maps (3D)*





## Further Information & Contacts

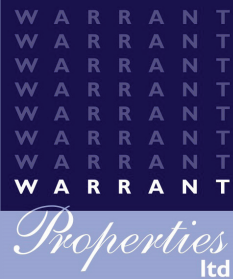
November 2020

### JAMES FASAL

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