

**PRICE
REDUCTION**



**DOUBLE FRONTED
RESTAURANT PREMISES
WITH UPPER PART**

**89-91 OLD CHURCH ROAD
CHINGFORD MOUNT
E4 6ST**

1,813 sq.ft. (168.43 sq.m.)

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

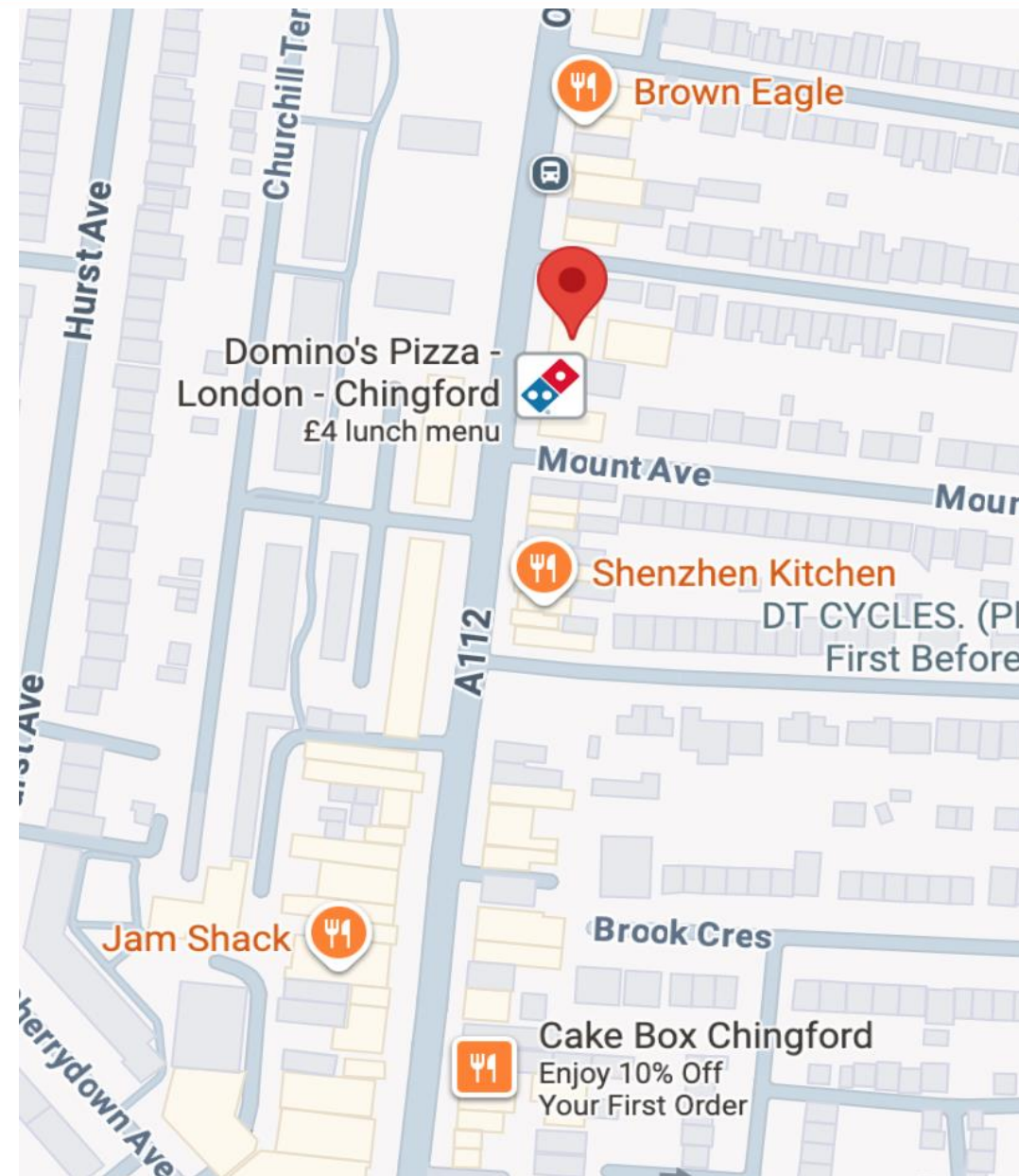
Chingford Mount is located in south Chingford within the London Borough of Waltham Forest bordering Edmonton to the west, Walthamstow to the south and Woodford Green to the east.

The subject property is located on the east side of Old Church Road between the junctions of Salisbury Road and Mount Avenue. Old Church Road leads into Chingford Mount Road and forms the main commercial thoroughfare of South Chingford with a number of restaurants, cafes and national retailers such as Boots, Specsavers, The Works, Iceland, Sainsburys, Domino's Pizza and British Heart Foundation close by as well as a number of independent retailers.

The area is served by the following bus routes:

- 97 - Chingford Station to Stratford City Bus Station
- 215 - Lee Valley Campsite to Walthamstow Bus Station
- 397 - Salisbury Hall Sainsburys to The Broadway Debden
- N26 - Victoria Station to Chingford Station

*Information provided by TfL



Accommodation

The property comprises an end of terrace building arranged over ground and first floors under a pitched tiled roof and comprises of restaurant premises on ground floor providing for 68 covers together with a small bar area, kitchen, male and female WCs plus storage areas.

The restaurant has been trading as a Chinese restaurant serving the local community for many years.

The first floor accommodation currently comprises of 5 large rooms with bathroom and kitchen and benefits from street level access.

Approximate floor areas (provided by VO) as follows:

Floor	Sq.ft.	Sq.m.
Ground	1,813	168.43
First	Unmeasured	

The building is to be sold with full vacant possession on completion.

Terms

Tenure

Freehold. Offers are sought in the region of £750,000 for the Freehold interest with full vacant possession upon completion.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

VAT

We understand that the premises are not elected for VAT.

Legal costs

The purchaser to be responsible for both parties reasonable legal costs incurred in this transaction.

EPC

An EPC will be available shortly.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F does not imply they are in full and efficient working order.

Administrative fee

Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Viewing

Strictly by prior appointment via Freeholders sole agents.

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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