

For Sale/To Let

249A Chingford Mount Road, E4 8LP



REF: AMP4186

- Single Storey Light Industrial Unit
- Main hall space capable of seating a congregation of 100
- Approximately 1,100 sq. ft.
- Development potential for Residential / Commercial - Subject to necessary consents
- Ample parking spaces available
- May consider renting





Description

This detached Single Storey Commercial building benefitting from E Class Use is approximately 1,100 sq. ft. It is ideal for a range of alternative uses including Religious / Education occupiers due to the property being largely open plan with a Hall that can seat 100 people. There is a current scheme drawn up for 4 residential houses. There is also potential for other schemes such as flats or alternative commercial uses - Subject to necessary consents.

The property benefits from gated off access and has ample parking spaces available. A current lease in place expiring April 2027 with a rent of £11,400 per annum with a 6 month break clause at any given time.

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Industrial Unit With Development Potential

 Alex Martin



Location

This property is located in a predominantly residential area in Chingford in London. There are many amenities nearby including Supermarkets, Restaurants and Retail including Sainsburys, KFC and Halfords. It is just a short drive away from Highams Park Train Station which provides you with the Weaver Line and other bus routes.

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Accommodation:

Total - 1,100 sq. ft.

VAT:

Not Applicable

Terms:

Guide Price - £500,000

EPC:

Not required

Viewings:

Strictly by appointment with Alex Martin



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Industrial Unit With Development Potential

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