

## London E4

### 107 Station Road, Chingford E4 7BU

- **A Freehold End of Terrace Building internally arranged to provide a Ground Floor Retail Unit and a Self-Contained First Floor Flat above together with an Outbuilding to the Rear**
- Ground Floor Retail Unit subject to a Commercial Lease
- Flat subject to an Assured Shorthold Tenancy
- Outbuilding Vacant
- **Rear Car Park and Outbuilding to be offered with Planning Permission for a further 2 x One Bedroom Apartments**
- **Current Rent Reserved £33,200 per annum (equivalent), outbuilding vacant**



#### Seller's Solicitor

Messrs William Sturges LLP  
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#### Joint Auctioneer

Messrs Kingsbury Consultants (Ref: JG).  
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#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is located on the south side of Station Road, at its junction with Cart Lane. Local shops and amenities are available along Station Road and include Costa, Boots, Tesco and Lloyds Pharmacy. Chingford Rail Station provides a regular and direct service to London Liverpool Street Station, with a journey time of approximately 29 minutes. The M25 and M11 Motorways are accessible. The open spaces of Chingford Plain are to the west.

#### Description

The property comprises an end of terrace building arranged over ground and first floors. The building is internally arranged to provide a ground floor retail unit together with a self-contained first floor flat above. There is a rear car park and outbuilding that benefits from planning permission to provide a further 2 x one bedroom apartments.

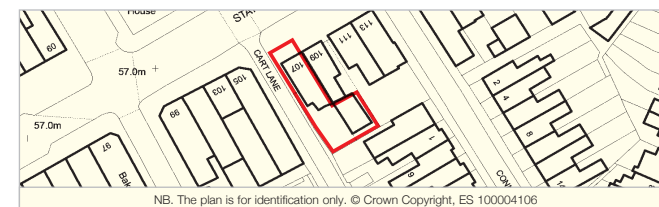
#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information contained in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

#### Planning

Local Planning Authority: London Borough of Waltham.  
Tel: 0208 496 3000.  
Planning permission (Ref: 171751) was granted on 10th May 2018 for 'Demolition of single storey outbuilding at rear of property and construction of two storey building to provide 2 x one bedroom flats'.

The proposed scheme will create approximately 1,087 sq ft (NIA) of residential floorspace.



Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Retail Unit	Ground	Retail Unit extending to approximately 57.9 sq m (624 sq ft) NIA	Subject to a lease for a term of 6 years from 3rd July 2015	£20,000 p.a
Flat	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 16th August 2016 (holding over)	£13,200 p.a
Outbuilding	Ground	Storage/Gym	Vacant	–

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.