



TO LET

LOCK-UP SHOP

**OLD CHURCH ROAD
CHINGFORD E4**

NO:

96

LOCATION:

Access to the M11 and the North Circular Road.
British Rail nearby (Chingford Station).

DESCRIPTION:

Lock-up SHOP, very good condition with store / kitchen room and WC, rear access. Immediately available (subject to legal formalities)

FLOOR AREA:

Gross internal area approximately 818 sq ft or 76 sq m

TERMS:

Minimum lease of 3 years for A1 (retail shop) or A2 (professional and financial services)



A3 (CATERING) - NOT PERMITTED

- RENT:** Offers in excess of £13,000 pa (exclusive)
- RATES:** 2018/19 Rateable Value: £9,800 X 0.480; payable £4,704 pa
- COSTS:** All legal costs will be borne by the new tenant (£1,500+VAT)
- VIEWING:** By prior appointment with Property Services (Sunil Kumar)
Telephone 020 8496 8069 or email:
sunil.kumar@walthamforest.gov.uk
- OFFERS:** In writing to Property Services at the following address:
Magistrates Building (Room F41), Waltham Forest Town Hall
Complex, Forest Road, London E17 4NX
Include:
1. Details of your proposed use and length of lease required.
 2. Proof of identity i.e. a copy of passport / driving licence and a recent utility invoice for home address (no more than 3 months old)
 3. Last six months bank statements, together with mortgagees or landlords reference, two trade referees if applicable.

These particulars do not form part of any offer or contract. All statements contained in these particulars are made without responsibility of the vendor/agent/lessor and should not be relied upon as statements or representations of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/agent/lessor does not give any warranty whatsoever in relation to the property.

Energy Performance Certificate

Non-Domestic Building



96, Old Church Road
LONDON
E4 8BX

Certificate Reference Number:
0550-3015-0254-0300-5001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 74
Building oomplexity (NOS level): 3
Building emission rate (kgCO₂/m²): 115.52

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

81 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 128 1284.