



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

AI RETAIL UNIT TO LET AT:

**39 OLD CHURCH ROAD, CHINGFORD, ESSEX, E4
6SJ**



SITUATION:

The property is located on the east side of Old Church Road a short distance from the well known 'Mount' junction where Old Church Road meets with Chingford Mount Road, New Road and Hall Lane.

The shop is within a busy retailing pitch with a number of national retailers represented nearby including Boots, Iceland & Superdrug as well as the leading Bank & Building Societies.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

DESCRIPTION:

The premises are arranged as open plan accommodation with storage areas to the rear together with W.C. and kitchen facilities with the following approximate dimensions:

Net Frontage:	15.3ft	(4.6m)
Shop Depth:	43ft	(13.1m)
Total Net Internal Area:	657.9sq ft	(61sq m)

Rear vehicular access is approached via a service road onto Old Church Road.

RENT:

£22,500 per annum exclusive, subject to lease

LEASE:

A new Full Repairing and Insuring lease for a term to be agreed, subject to lease.

LEGAL COSTS:

To be borne by the ingoing tenants.

VIEWING:

Strictly by appointment through owners agents Johal Regan