

Magistrates Building, Waltham Forest Town Hall Complex, 1A Farnan Ave, London E17 4NX



## 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 the region of £15,000 pa (exclusive)
- RATES:** 2018/19 Rateable Value: £9,800 X 0.480; payable £4,704 pa (subject to small business rates relief – please make own enquiries)
- 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](mailto:sunil.kumar@walthamforest.gov.uk)
- OFFERS:** To Sunil Kumar, Estates Manager.

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.

<p>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.</p>
---

## 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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

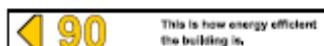
**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 74  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 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 0800 128 1284.