

## TO LET Retail Unit Chingford

4 (2/2a) Station Road  
Chingford E4 7BE

### Key information

- Double fronted unit
- Potential to split into 2 units
- Benefits from a side entrance and covered yard
- Planning Use Class E
- Size – 8,760 sq ft



### Contact

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## Location

Chingford is a London suburb in East London accessible by the Weaver Line on the TFL network. It has a population of approximately 110,000.

The premises are situated on Station Road, within 400 metres of Chingford Railway Station.

The unit is close to national retailers, including **Costa Coffee, Co-op, Boots and Tesco Express**.

## Accommodation

The premises are arranged over ground, first providing the following approximate internal floor areas:-

Floor	Sq m	Sq ft
Ground Floor	504	5,424
First Floor	310	3,336
<b>Total</b>	<b>814</b>	<b>8,760</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Additionally there is potential to split the ground floor into 2 units. See below breakdown of approximate floor areas for this option:

Unit 1	Sq m	Sq ft
Ground Floor	291	3,132
First Floor	310	3,336
<b>Total</b>	<b>601</b>	<b>6,468</b>

Unit 2	Sq m	Sq ft
Ground Floor	213	2,292

The property also includes the side entrance and rear covered yard.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of a new lease with terms to be agreed.

The lease will be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

## Rent

On Application.

## Energy Performance Rating

Energy Performance Asset Rating D. Please make contact for further details. A certificate can be made available.

## Business Rates

We are advised that the Business Rates (from April 2026) are as follows:

<b>Business Rates</b>	£52,500
<b>UBR</b>	£0.43
<b>Rates Payable</b>	£22,575

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

Strictly via the sole letting agent only.



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