



**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**FOR SALE**

**£450,000**

- Freehold shop, office & flat
- Includes rear yard
- Includes forecourt
- Development potential (STPP)
- Recently Reduced

287 HALL LANE, CHINGFORD, LONDON, E4 8NU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

The property is located on an established commercial parade on Hall Lane, Chingford, opposite the Corktree Retail Park. Hall Lane leads directly into The North Circular (A406) which provides access to the Motorway Network. The closest train stations are Highams Park (Weaver Line) and Meridian Water (Greater Anglia) and the area is served by local buses.

#### Description

Comprising a mixed use property with a shop and minicab office on the ground floor with a self-contained 2-bedroom flat above. At the rear of the premises is a yard which has vehicular access via a service road off Burnham Road. The property also benefits from a forecourt. The premises may be suitable for redevelopment and/or reconfiguration, subject to gaining the necessary consents. The accommodation is more particularly described as follows:

Shop: Sales area: 205 sq ft (19 sq m); Store: 280 sq ft (26 sq m); Container: 139 sq ft (12.9 sq m); WC.

Minicab Office: 188 sq ft (17.5 sq m).

Flat: 2 bedrooms, living room, kitchen, bathroom/WC.

All measurements quoted are approximate only.

#### Tenancies

Shop: to be sold with vacant possession.

Minicab office: currently let on a tenancy agreement for £835 per month.

Flat: currently let on an assured shorthold tenancy agreement at a rent of £1,100 per month.

#### Planning

Planning consent was granted in 2022 for the demolition of the rear extension and removal of the existing storage container to facilitate the construction of a single storey rear extension to be used as retail storage. In addition, planning was granted for the installation of rear access metal gates and the creation of 2 parking spaces. We understand that the planning has now lapsed so interested parties may wish to reapply for this consent or make a new application for an alternative scheme.

#### Terms

The freehold is available, subject to the existing tenancy agreements and with vacant possession of the shop, for £450,000.

#### Business Rates

The shop has a Rateable Value of £5,600 and the cab office has a rateable value of £4,000. Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

#### Council Tax

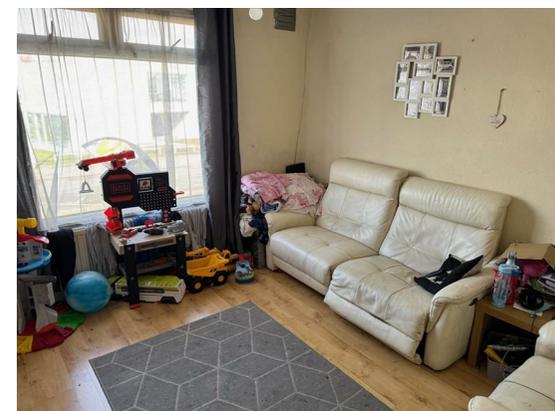
The flat is within Band 'B'.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPCs

The ground floor has an Energy Performance Certificate rating of B, whilst the flat has an EPC rating of D.





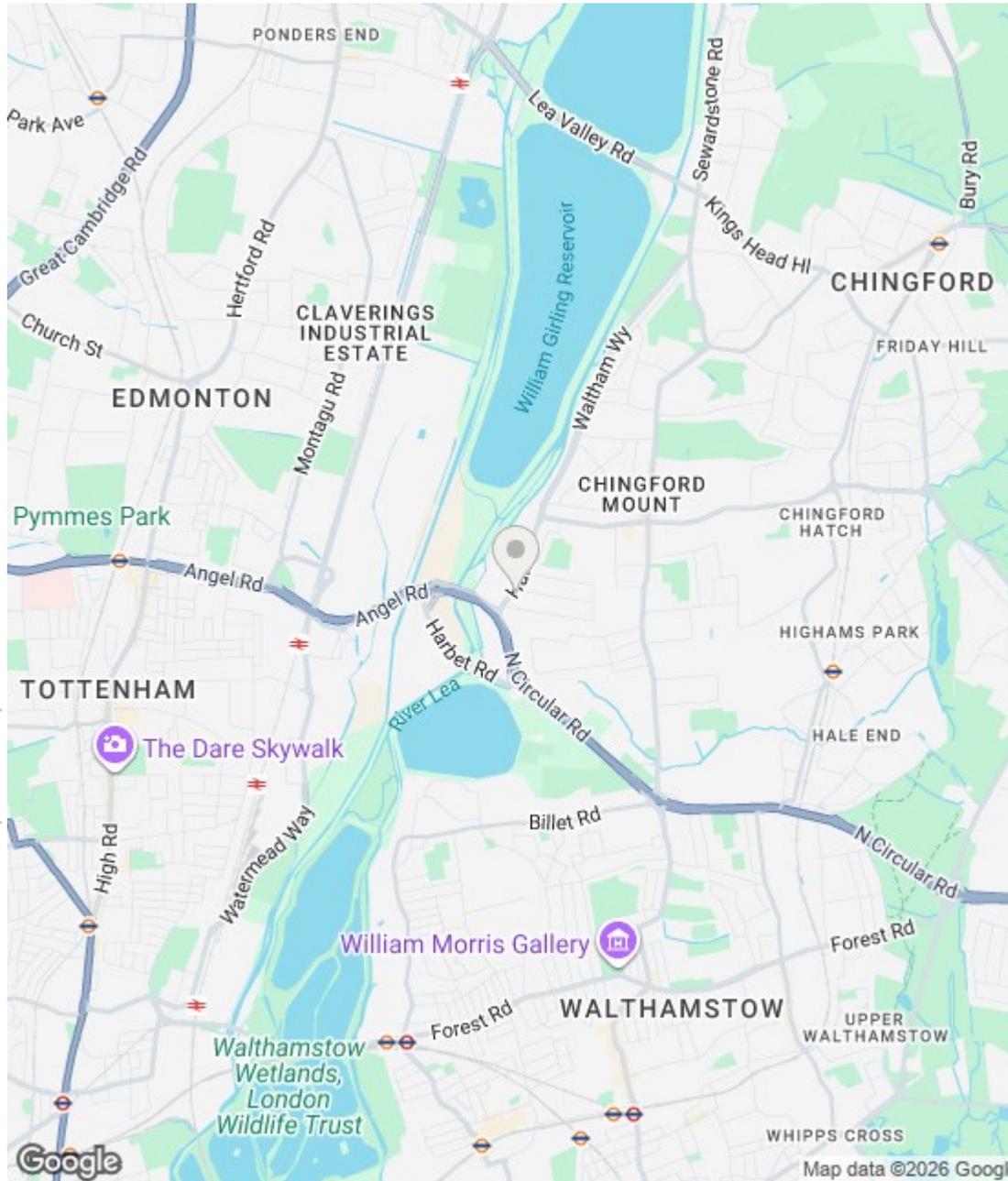
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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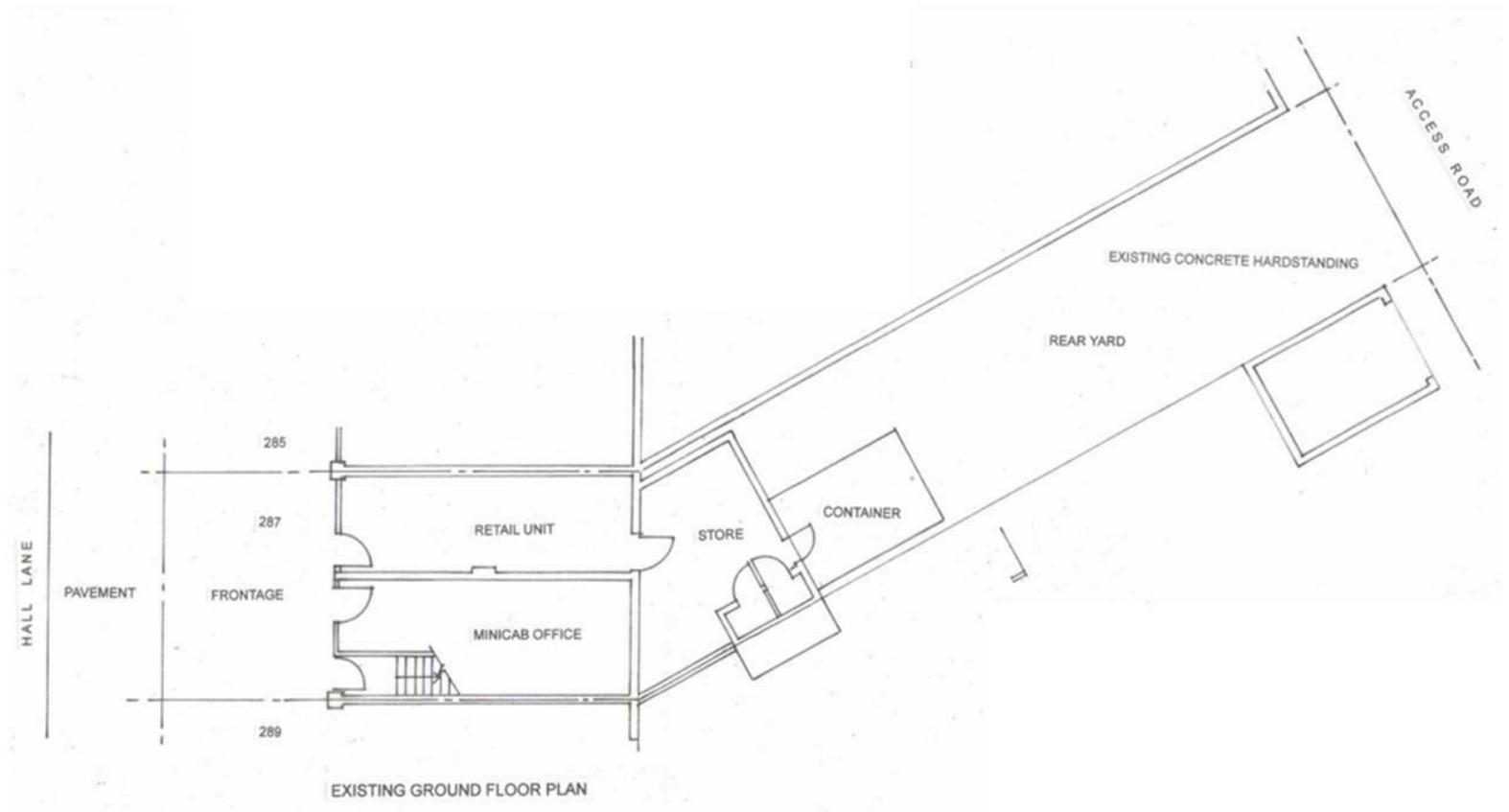
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