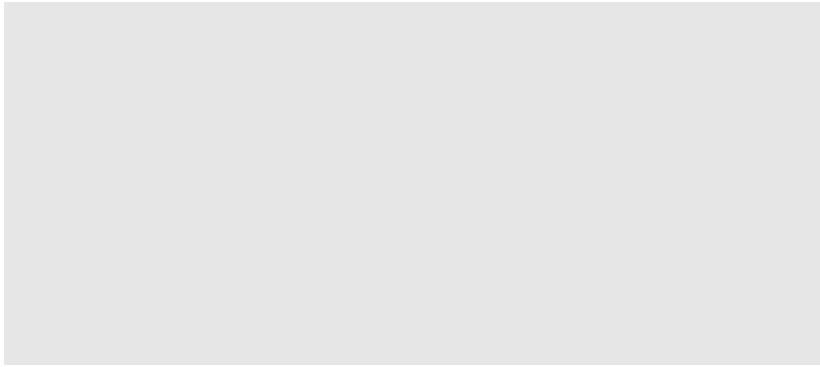




TO LET

69 Chingford Mount Road, London, E4 8LU
Offers in the region of £795,000

 Treewood



THE PROPERTY

Location:
Located on a mixed-use parade of shops on Chingford Mount Road (A112) and being in very close proximity to the North Circular Road (A406). Chingford is a town in the North East of London bordering Woodford Green, Buckhurst Hill & East Walthamstow.

Description:
Long standing leather workshop & custom-made leather furniture retailer. The property consists of showroom and various large to medium sized workshops on ground and first floor (rear) levels. The first-floor front of the building has a 2/3-bedroom apartment which is sold off on a long lease and does not form part of this sale.

Historically the property benefited from planning permission gained on appeal (now lapsed) for conversion of the rear workshop and garden into two one-bedroom apartments and a 2-bedroom bungalow. Subject to planning there is scope for any potential buyer to revisit this development angle.

Dimensions:

Ground Floor
Retail Showroom: 558.83 sq ft / 51.92 sq m Display Area: 392.68 sq ft / 36.48 sq m
Staff/Storeroom: 226.74 Sq ft / 21.06 sq m Workshop: 848.51 sq ft / 78.83 sq m

Garden
Workshop/Shed: 352.51 sq ft / 32.75 sq m Storage Shed: 277.68 sq ft / 25.80 sq m

First Floor (Rear)
Consists of two separate workshops which are unmeasured due to not having access at the time of inspection

SITUATION

Directions