



Duncan Phillips

Residential & Commercial Sales, Lettings & Management

Chingford Mount Road, London E4 9BS

Offers In Excess of Offers In The Region Of £1,500,000



Two x Corner Mixed Use Freehold Commercial Investments with Development Potential - STP
Can be sold as one lot or separate
Ideal Investment or Owner Occupation

Duncan Phillips are pleased to present a mixed used portfolio of shops with residential above. Located in the thriving area of Chingford Mount, with its busy High Street, with a variety of both multi nationals and independent retailers.

Chingford Mount is to the South of Chingford, with easy road links to North and East London, Essex and Hertfordshire.

The buildings consist the following. Double shop, comprising 1987 square foot. ERV £55,000 - £60,000 per annum, along with two, one bedroom flats currently let on AST's achieving £23,400 per annum.

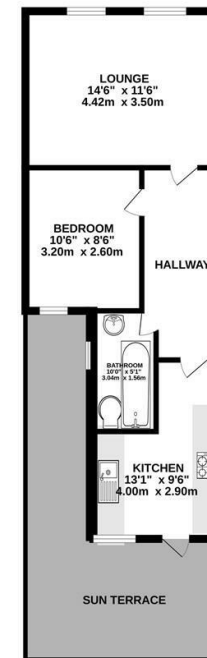
Further potential to reduce part of the shop and create a "mews" style house or to build above the shop to create additional residential unit(s) Subject to Planning Permission.

Single shop, comprising approx. 1,100 square foot. ERV £25,000 - £30,000 per annum.

Further potential, the first floor, currently used for additional storage and office use, could easily be refurbished to create a residential apartment, (subject to necessary approvals).

Guide Price: Offers in the region £1,500,000

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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