



Duncan Phillips are pleased to bring to the market these Two Virtual Freehold Rare Investment Opportunity, both being sold on a 999 Year Lease.

One Premises currently trading as a an Opticians with a current rent of £18,000 per annum & the other an osteopathy with a current rent of £16,000 per annum, offering a 5% Return on Investment. This business in occupation have just signed a New 15 Year Lease with LTA 54, having 5 Year Rent Reviews linked to RPI. With Class E Use & NEPC A Rated, the current tenancy has a break clause after 7.5 years.

The recently built commercial premises is prominently located on a busy high street with High Footfall & Vehicle Passing Trade, within 0.4 miles to Chingford Overground Rail Station.

Please contact Duncan Phillips Now to arrange a viewing!

