

1 THE GREEN

London, E4 7ES





TO LET

Fully Fitted Restaurant Over Ground & Lower Ground Floor

Suitable for Class E (Restaurant, Retail, Leisure, Medical etc.)

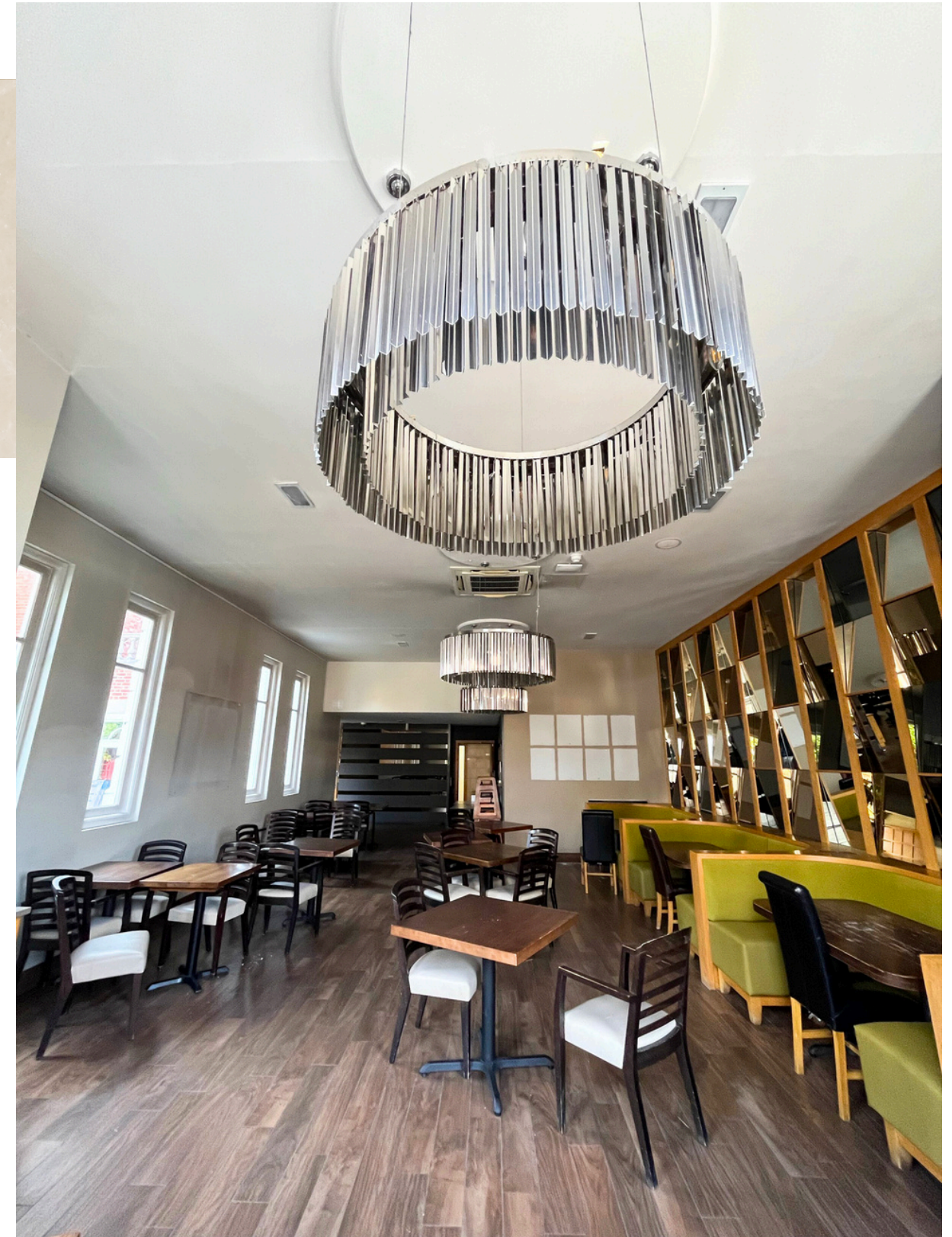
3,517 sq ft

DESCRIPTION

Set within a prominent Grade II listed landmark building in the heart of North Chingford, this property spans both ground and lower ground floors. It features a striking retail frontage with large windows that flood the space with natural light, further enhanced by impressive ceiling heights.

The interior is equipped with an industrial kitchen with extract system (not tested), air conditioning, 3-phase power, a walk-in fridge and dedicated WC facilities, making it ready to support a variety of business operations. Additionally, the property offers generous external seating areas at both the front and rear, ideal for outdoor dining or events. Convenient access to private off-street parking on Kings Road accommodates up to six cars







LOCATION

The premises is situated in Chingford on the ground and lower ground floors of a prominent Grade II listed building on the corner of The Green and Pretoria Road, opposite the top of the High Street Parade. This area features numerous independent retailers, restaurants, cafés, and The Green itself, making it an ideal location for many businesses. The area also boasts a variety of dining options, from cozy cafés like Butler’s Retreat to eateries such as The King’s Ford gastro pub. Additionally, its close proximity to Epping Forest provides opportunities for outdoor activities.

Chingford Station, approximately a 10-minute walk away, provides regular Overground services to London Liverpool Street. The area is well-served by buses and is in close proximity to the North Circular (A406), the M25, and the M11.



Epping Forest



Butler’s Retreat



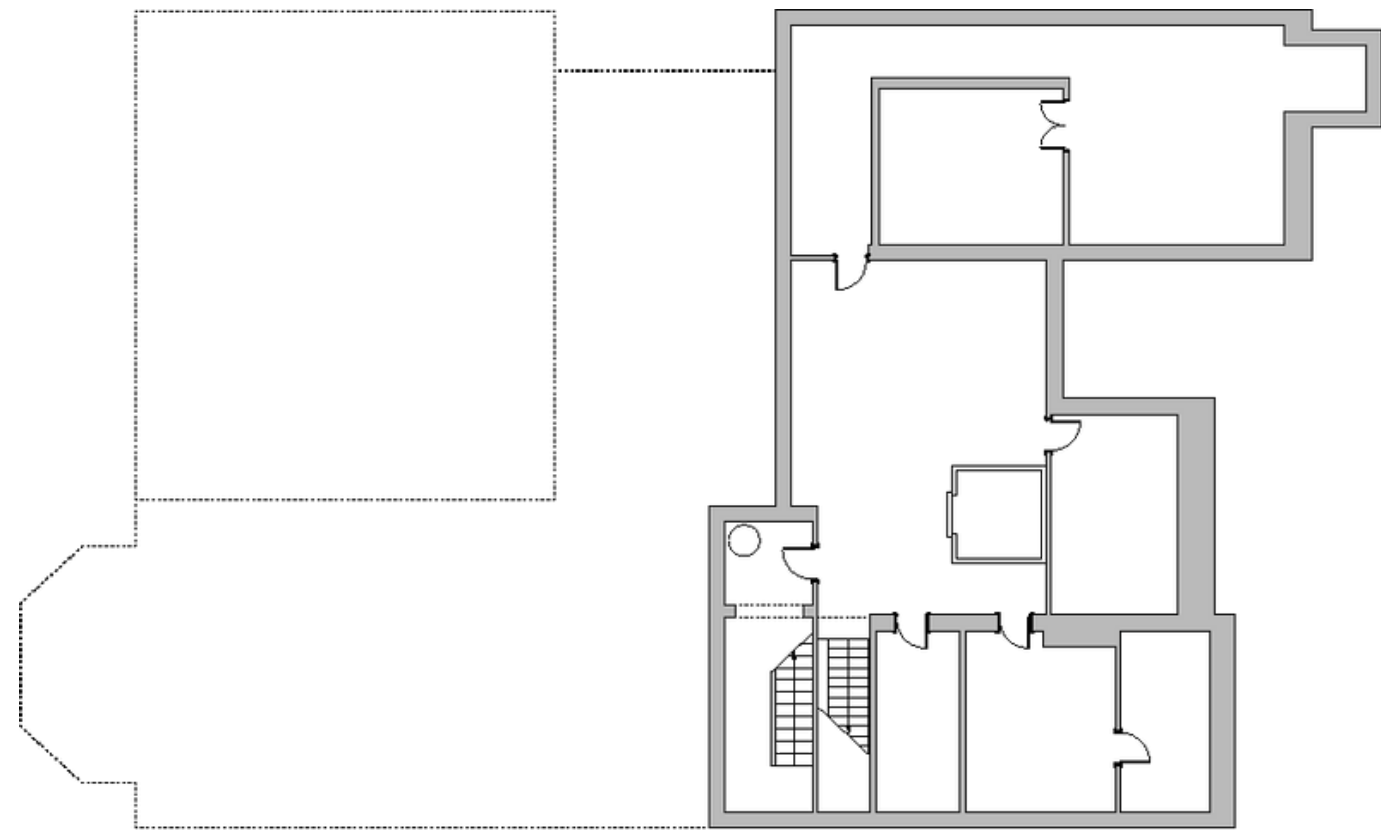
Gokyzu Chingford

ACCOMMODATION

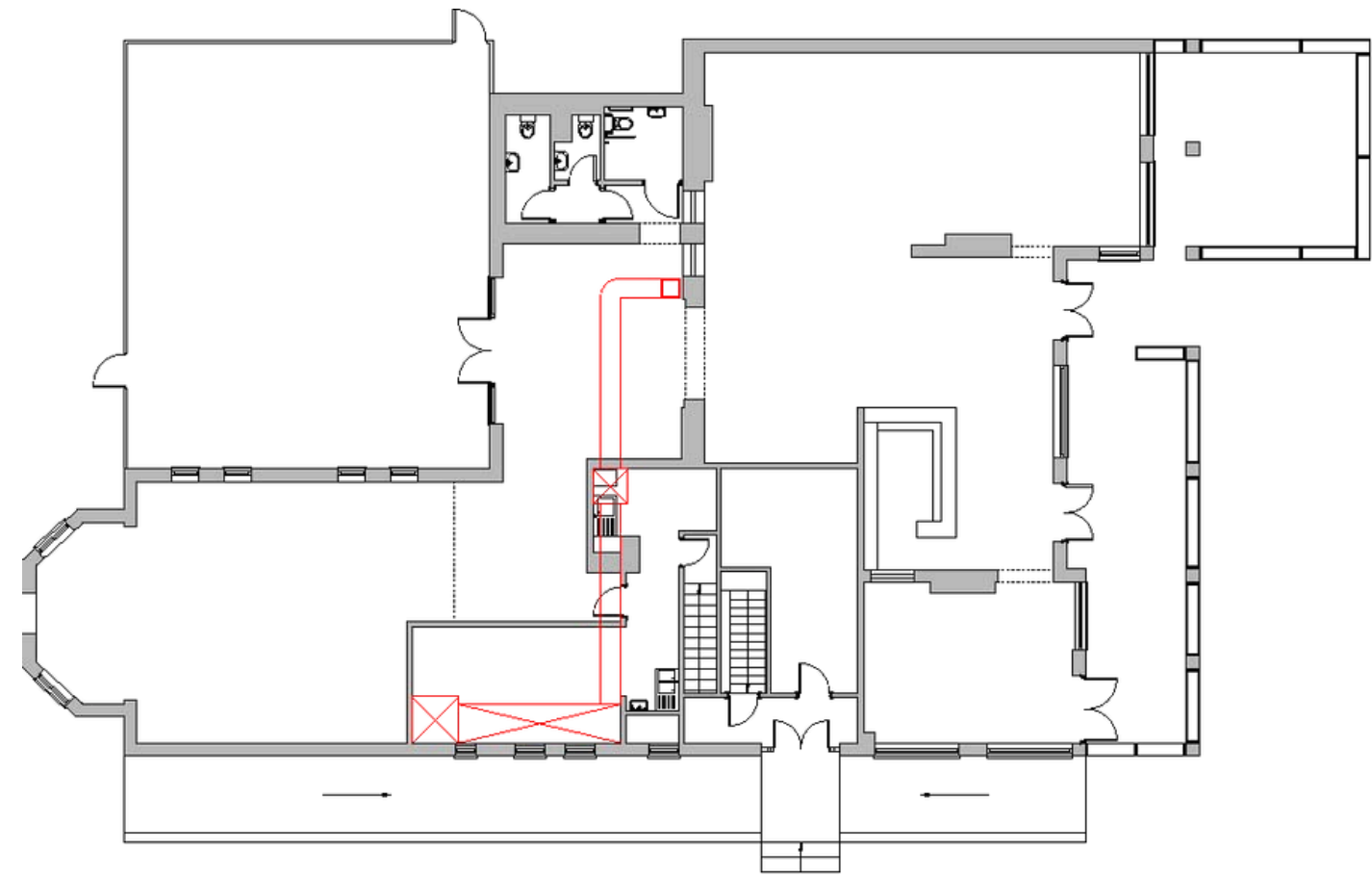
Net Internal Area

Ground Floor 301.75 SQM/ 3,248 SQFT

Lower Ground Floor 25 SQM/ 269 SQFT



Existing Lower Ground Floor



Existing Ground Floor

FINANCIALS

Floor	Ground and Lower Ground
Size (sq.ft.)	3,517
Quoting Rent (p.a.) excl.	£100,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£32,487
Estimated Occupancy Cost excl. (p.a.)	£132,487

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Grade II Listed Building (external)
- Fully equipped kitchen with cooking extract (Not tested)
- Large outside seating area at the rear
- Outside seating area at the front
- A/C (Not tested)
- Great ceiling heights on the ground floor
- 3x WC's
- Standalone prominent premises
- 6x Off street parking (comfortably)
- Abundance of natural light
- Large veranda facing Kings Road
- Large basement with walk in fridge
- 3-phase power

LEASE

A new lease direct with the landlord for a term to be agreed, outside the Landlord & Tenant Act 1954.

FLOOR PLANS

Available upon request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The property is elected for VAT.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. June 2024.

CONTACT US

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The letters are white against a dark background.

ROBERT IRVING BURNS