



## Chigwell Road, E18 1NN

### £40,000

### Summary

- Very prominent Location
- A2 Usage - Retail
- c1955 sq ft Forecourt
- c682 sq ft Sales Offices
- £40,000 p.a.
- Parking To Front

### Description

Sandra Davidson are proud to present an opportunity to acquire the leasehold interest for a retail premises in a very prominent location in South Woodford. The sales showroom offers A2 usage with a separate sales offices and a forecourt. The site is located with immediate access to major roads and motorway links including the A406, A1400 and M11.

The sales offers comprises private office, reception area and w/c.

Forecourt Area: c1955 sqft

### Location

The site is located with immediate access to major roads and motorway links including the A406, A1400 and M11.





10 Roding Lane South, Redbridge, Essex, IG4 5NX

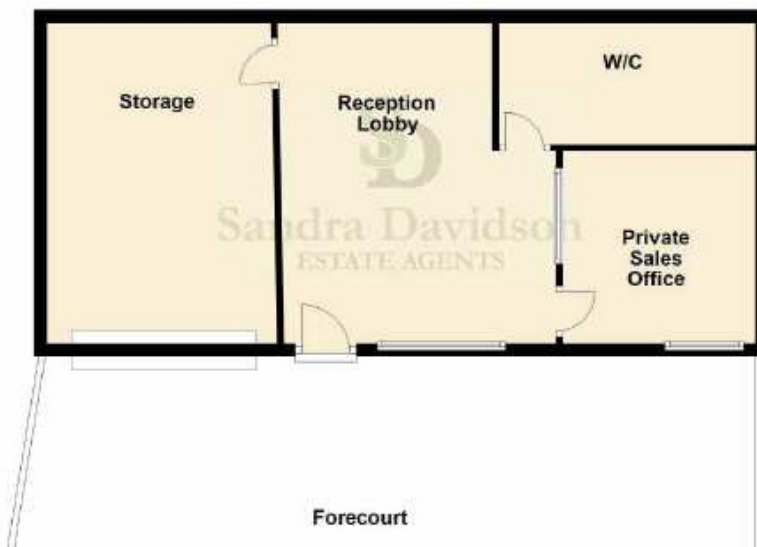
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### Ground Floor



## Location

The property occupies a prominent position on Chigwell Road, within South Woodford. The high road is a main access route into South Woodford, therefore very very visible to the general public.

- Located within 0.5 miles of the main high street in South Woodford, which offers numerous shops and restaurants.

- Located within 0.5m of South Woodford Tube Station (Central Line)

## Comprises

Mixed Use including A2 and Sui Generis for displaying, storing and selling motor vehicles.

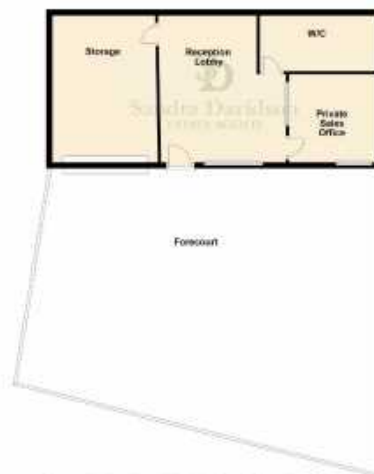
Sales Offices: c682 sqft

Forecourt Area: c1955 sqft

## Lease

5 year lease offered with an initial rent of £40,000 p.a.

### Ground Floor



This plan is for information purposes only and does not constitute an offer of any property. It is subject to the terms and conditions of the relevant property listing. It is not intended to be used for any other purpose.