



## 19 Hatch Lane, Chingford E4 6LP



### Area

Approx 861 sq ft



### Parking

On street parking in vicinity



### Location

Prominent Tertiary Parade



### Rent

£25,000 per annum  
exclusive

## LOCATION

The building is located at the end of a terrace of mixed use buildings in a popular Tertiary Parade.

## DESCRIPTION

Benefitting from a return frontage, this former Post Office has Class E Use and is suitable for a variety of uses subject to Landlord and Local Authority consent. Main retail area as well as store room and WC/Kitchen facilities to rear. Approx 861 sq ft.

## TERMS

Available by way of a brand new effective Full Repairing and Insuring lease by way of terms to be mutually agreed with the Landlord.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

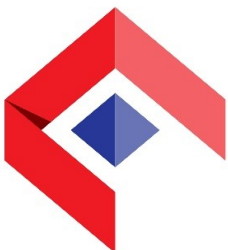
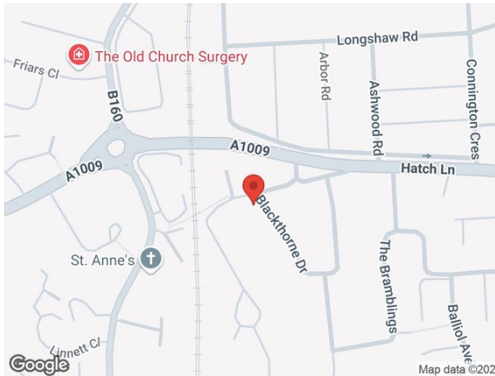
Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

According to the Valuation office, the Rateable Value is £10,250 per annum. Interested parties are recommended to make their own enquiries with Waltham Forest Council.

## EPC

For further information please contact:  
**hello@obre.co.uk**



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