

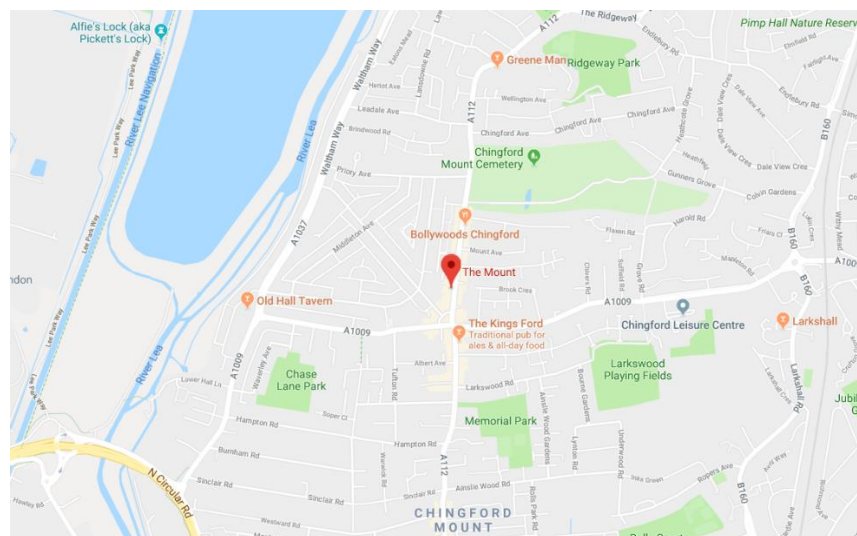


The Mount, 30-32 Old Church Road, Chingford, E4 8DD

## Summary

- Free of Tie
- High Footfall Location
- Fully Fitted
- Ground Floor Only
- New Lease Available

**LEASEHOLD: Rental Offers Invited**



Viewing is strictly by prior appointment with sole agents  
Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

Connie Start  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

Paul Tallentyre  
0207 299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Location**

The property is located in Chingford. Chingford is situated in the London Borough of Waltham Forest in North East London. The property has the benefit of good transport links with Chingford Station 1.8 miles north of the property and Highams Park is 1.5 miles south of the property.

The property is situated on Old Church Road, a road that links Chingford and South Chingford. The surrounding occupiers include retailers, restaurants and other licenced operators. [Google Street View](#)



**The Property**

The property comprises the ground floor of a three storey property of brick construction. The ground floor comprises of a large trade area for approximately 150 covers served by a single bar servery.

Ancillary accommodation at this level comprises of male, female and disabled WC's, trade kitchen, managers office, beer cellar and storage.

**Planning**

From enquiries of Waltham Forest Council it has been ascertained that the property is not locally listed.

The property is not located in a Conservation Area.

**Licence**

The Premises Licence permits the sale of alcohol from:

Monday to Wednesday	8.00am to 11.30pm
Thursday, Friday & Saturday	8.00am to 01.00am
Sundays	8.00am to 11.30pm

**Tenure**

Leasehold.

The landlord is seeking to let the property on a free of tie commercial lease, other terms to be negotiated.

**Rent**

Offers Invited.

**Business Rates**

The property is listed on the VOA business rates list as having a rateable value for 2017 of £71,000.

**EPC**

An EPC will be provided upon request.



**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.