

14 & 14a Station Road, London, E4 7BE



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FOR SALE

Investment - Mixed use

1,668 sq ft / 155 sq m

Offers in excess of £675,000

A Rarely Available Freehold Mixed-Use Investment Opportunity, Close to Chingford Station.



- Mixed-used Freehold investment opportunity.
- Ground floor currently producing £30,000 pax, expiring in 2042.
- Recently renovated vacant split-level two-bedroom flat, ERV £22,200 pa.
- Attractive income profile with four-yearly rent reviews.
- Comprising ground floor retail and studio space with residential upper parts.
- Situated amongst a busy commercial parade.

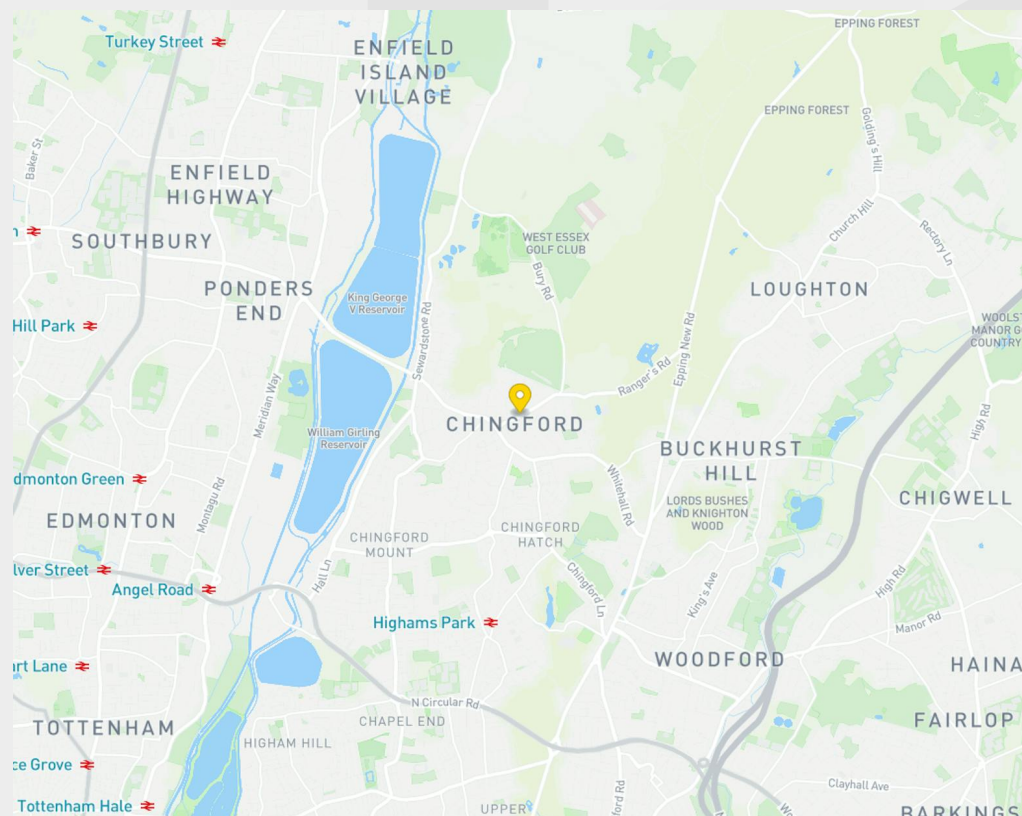


Description

The property comprises a ground floor retail unit let to Solution Chingford Limited, who have been in occupation since 2011. In April 2026, they entered a new 15-year lease at a rent of £30,000 per annum exclusive, with rent reviews every four years. The landlord holds a £3,250 rent deposit. The ground floor also includes a self-contained studio with separate rear access. In addition, the property benefits from a recently renovated split-level, two-bedroom vacant flat with an ERV of £22,200 pa.

Location

The premises are situated on Station Road amongst a prime retail pitch, within close proximity to a range of national occupiers including Tesco, Caffè Nero, Boots, Greggs and The Co-op, enhancing the immediate trading environment and footfall. Additionally, Chingford train station is within a short walking distance, providing transport links into Central London.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	EPC
Ground	676	62.80	£30,000 /annum	£9,712.50 /annum	C (61)
1st - Flat	992	92.16	£22,200 /annum ERV	On Application	C (76)
Total	1,668	154.96			

Tenure

Freehold

EPC

C

VAT

Upon enquiry

Configuration

Upon enquiry

Contacts

Finlay Milnes
07791744289
finlay.milnes@strettons.co.uk

Chris Collins
07803 850 228
chris.collins@strettons.co.uk



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