

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

**RE-AVAILABLE DUE TO UNEXPECTED
ABORITVE NEGOTIATIONS**

**A UNIQUE OPPORTUNITY TO RENT A GENUINELY
ICONIC WANSTEAD BUILDING**

*** WITH A1/A2 USE ***

**10 WOODBINE PLACE
WANSTEAD
E11**

920 sq.ft. (85.46 sq.m.)



Location: The property is located on Woodbine Place just off of the High Street within the Wanstead Village Conservation Area and close to Wanstead (Central Line) underground station making. This is a thriving High Street with a number of notable multiple occupiers including banks, building societies and coffee chains as well as a number of superb local independent boutiques.

The High Street connects to the A12 (New Road) which in turn provides direct access to Stratford, Westfield and the City in one direction and in the alternate direction the A406 (North Circular Road) and M11, Redbridge and Gants Hill.

Wanstead (Central Line) underground station providing quick and easy access to the City and West End is within very easy walking distance.

Accommodation: The available accommodation comprises of a detached 2 storey period building with a wealth of features and currently trading as a fabric merchant's retail/wholesale business. Internally, the building has been redecorated to include exposed beams & brick walls, strip wooden flooring and recessed spot lighting. The general condition is excellent.





Amenities:

- * Genuinely iconic building in the heart of Wanstead
- * Forecourt parking for 3x vehicles
- * WC
- * Recently redecorated
- * Close to all local amenities
- * Immediately available
- * Excellent natural light
- * Air conditioning (not tested)

Use:

Planning was granted on 8 September 2016 for change of use of the entire to A2 Estate Agency (planning application number 3029/16). A copy of the decision notice is available upon request.

Terms

Tenure:

Leasehold.

Lease/Rent:

A new FR & I lease is available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

Rent upon application.

Freehold proposals may be considered.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates: Interested parties are encouraged to make their own enquiries in this regard.

Building Insurance: To be confirmed.

Legal Costs: Each party will be responsible for their own legal costs incurred in this transaction. The ingoing Tenant to be responsible for the Landlords abortive costs only.

Possession: Immediately upon completion of legal formalities.

NB: An EPC has been commissioned and will be available for inspection in due course.

Viewing: Strictly by arrangement via Freeholders sole agents as above.

**** MAPS TO FOLLOW ****