

ADAM STEIN & CO

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## RECENTLY CONSTRUCTED KIOSK TO LET

IMMEDIATELY ADJACENT TO SNARESBROOK  
CENTRAL LINE UNDERGROUND STATION

STATION APPROACH  
SNARESBROOK  
E11 1QE

c100 sq.ft. (9.29 sq.m.)



**Location:**

The property is located in a unique position immediately off of High Street, Wanstead on the approach road to Snaresbrook (Central Line) Underground station providing quick and easy access to the City and West End. Wanstead is a busy and affluent enclave of east London with a mixture of multiple retailers mixed with many local independent boutiques and a thriving café society.

The High Street connects A12 (New Road) at one end offering easy access to Stratford, Westfield and the City in one direction and A406 (North Circular Road) and M11, Redbridge and Gants Hill in the other.

**Accommodation:** Available accommodation comprises of a recently constructed kiosk.  
  
The unit is in superb decorative order and benefits from full height glazed frontage, 1x car parking space, shared WC and has an internal floor area of 100 sq.ft. (9.29 sq.m.)

**Terms**

**Tenure:** Leasehold. A new lease directly from the Freeholder is to be granted for a term to be agreed subject to periodic rent reviews where necessary.

**Rent:** Upon application. Rent to be paid quarterly in advance on the usual quarter days.

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:** Payable by the Tenant. Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

**Buildings Insurance:** £180 per annum.

**Legal Costs:** The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

**Possession:** Immediately upon completion of legal formalities.

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

**MAPS TO BE ATTACHED**