

ADAM STEIN & CO

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## PRIME LOCK UP SHOP TO LET

**WITH A2 USE**

**ELECTRIC PARADE  
GEORGE LANE  
SOUTH WOODFORD  
LONDON  
E18 2LY**

**c900 sq.ft. (83.60 sq.m.)**



### **Location:**

The building is located in a prominent location within Electric Parade approximately 100 yards from the junction with the High Road (A11) and easy walking distance of South Woodford (Central Line) Underground station. Local occupiers include HSBC, Laura Ashley, William Hill, Pizza Express & Pizza Hut, Stratstone, Odeon, M & S Food Hall, Sainsburys, Boots etc.

**Accommodation:** The available accommodation comprises of a ground floor lock up shop. The unit is in superb condition and benefits from WC/kitchenette, AC (not tested) as well as a single car parking space within a secure car park to the rear of the building.

Approximate floor areas:

|                             |            |               |
|-----------------------------|------------|---------------|
| Gross Frontage              | 24' 5"     | (7.44m)       |
| Internal width              | 23' 11"    | (7.29m)       |
| Shop depth                  | 32' 11"    | (10.03m)      |
| Sales Area                  | 788 sq.ft. | (73.20 sq.m.) |
| Ancillary/kitchenette<br>WC | 108 sq.ft. | (10.03 sq.m.) |

**Amenities**

- \* Superb location
- \* Good Decorative Order
- \* 1x Car Parking Space
- \* Air Conditioning (not tested)
- \* Immediately Available
- \* A2 Use

**Terms**

**Tenure:** Leasehold.

**Lease:** A new sublease to expire September 2026 is available subject to rent review October 2021. Full terms available upon request.

**Rent:** £30,750 per annum exclusive of all other outgoings.

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.

**User:** A1/A2

NB. Estate/Letting agent will not be considered.

**Business Rates:** We are verbally advised by LBoRedbridge (020 8708 4357) that the business rates payable for the current year to 31 March 2017 equate to £8,349, however, interested parties are advised to make their own enquiries in this regard.

**Building Insurance:** To be advised.

**Service Charge:** To be advised.

- Legal Costs:** Each party to bear their own legal costs incurred in this transaction with the Freeholders costs to be shared equally.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by arrangement via sole agents as above.

