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**\* UNEXPECTEDLY BACK ON THE MARKET \***

## FREEHOLD OR LEASEHOLD

(Ground floor occupied by William Hill sold off on a long leasehold basis)

**FIRST & SECOND FLOOR COMMERCIAL PREMISES  
WITH B1 AND D1 USES**

**FOR REFURBISHMENT OR DEVELOPMENT**

**108 WOOD STREET  
WALTHAMSTOW  
E17 3HX**

**1,630 sq.ft. (151.42 sq.m.)**



**Location:** The building is located on the west side of Wood Street opposite its junction with Cuthbert Road. The area continues to change dramatically with a diverse mix of boutique retailers as well as coffee shops and restaurants. Wood Street indoor market is almost adjacent to the subject property as is the Dukes Head public house.



**Accommodation:** Available accommodation comprises of a self-contained two storey upper part accessed directly from the street via its own front door.

The premises have been vacant for some time but we understand were previously used as a D1 dental surgery for many years.

There is an external staircase to the side of the property providing access to a rear garden.

The premises require refurbishment and are suitable in our opinion for residential development subject to all the necessary consents.

Floor areas as follows:

	Sq.ft.	Sq.m.
First floor	810	75.24
Second floor	820	76.17
Garden		
<b>Total</b>	<b>1,630</b>	<b>151.42</b>





**Planning:**

We understand that the property was used as a Dental Surgery for many years.

Planning was refused 5 May 2016 (Application number 160744) for conversion of property into residential accommodation due to ‘...loss of “Social and Physical Infrastructure” that would be detrimental to the needs of the local community....’. A copy of the decision notice is available if required.

We are of the opinion that this objection no longer applies as a new primarily NHS focused dental surgery is due to open opposite the property later this year. Interested parties are advised to seek professional advice in this regard.

**Terms**

**Tenure:**

Freehold or Leasehold.

Ground floor is sold off on a long leasehold basis with approximately 997 years unexpired which we understand may also be available to purchase separately if required.

**Price/Rent:**

Upon application.

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.

**Cons. Protection**

**Regulations:** It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laundering**

**Regulations:** It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

**EPC:** An EPC has been requested.

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