

ADAM STEIN & CO

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**Ground floor
5 Station Parade
Cherry Tree Rise
Buckhurst Hill
IG9 6EU**

SUITABLE FOR A1/A2/B1 and D1 USES (S.T.P)

401 sq.ft. (37.25 sq.m.)



Location:

Situated in Station Parade, Buckhurst Hill within a quiet mixed use parade. Roding Valley underground station (Central Line) is moments away providing access to Central London and the City. There is unrestricted car parking all along Cherry Tree Rise.

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Accommodation: The available accommodation comprises of a self-contained ground floor suite currently being used as 3x private treatment rooms and divided by way of stud partitioning.

The unit is in excellent condition having a floor area of 401 sq.ft. (37.25 sq.m.) and benefits from the following amenities:

- * Air conditioning to part (not tested)
- * Forecourt parking for 2x vehicles
- * Kitchenette
- * WC
- * Suspended ceiling with recessed lighting
- * Part carpet/part laminate flooring

We understand that the Freeholder will be replacing the shop front prior to occupation.

Terms

Tenure: Leasehold.

Lease: The premises are being offered by way of a new lease directly from the Freeholder for a term of years to be agreed subject to periodic rent reviews where necessary.

Rent: £10,000 pax.

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. We are verbally advised that the business rates payable for the current year are £2,869.79 although we further understand that 100% exemption under Small Business Rates Relief (SBRR) is possible subject to status. Interested parties are advised to make their own enquiries in this regard.

Service Charge: A nominal service charge may be payable.

Bldg Insurance: A pro-rata contribution towards buildings insurance will be payable.

Possession: Anticipated week commencing 27 May 2019.

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

Cons. Protection Regulations:

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

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Money Laundering

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

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

FLOOR PLAN TO FOLLOW