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GROUND FLOOR OFFICE/SHOP WITH POSSIBLE A1/A2/A3/B1 or D1 USE AND GLAZED FRONTAGE

**34 THE BROADWAY
WOODFORD GREEN
IG8 0HQ**

c936 sq.ft. (87 sq.m.)



(Existing shop front to be replaced with full height glazed frontage)

Location:

The building is located immediately adjacent to Woodford Station (Central Line) providing quick and easy access to the City and West End.

The immediate area has a mix of banks and multiple retailers such as Costa Coffee, Sainsburys Local as well as a fantastic mix of local independent boutiques, coffee shops and restaurants.



Accommodation: The available accommodation comprises a ground floor former banking hall under A2 (professional services) use.

The premises are to be let in shell condition although the Landlord is to undertake certain works to the property to include replacing the current frontage with a new glazed shop front. An additional incentive is available to an ingoing tenant in lieu of internal redecorations. Details upon application.

The premises are ideally suited for a professional occupier such as solicitors, accountants, estate/letting agents, recruitment company or any other professional sector looking to benefit from ground floor window frontage, however, the following alternative uses would be considered:

- * A1 (retail)
- * A3 (catering)
- * B1 (office)
- * D1 (medical or educational)

We understand the suite has a floor area of approximately 936 sq.ft. (87 sq.m.).

NB. We further understand that 33 The Broadway comprising of 1,157 sq.ft. (107.5 sq.m.) can be combined with 34 The Broadway if required as per floor plan below.

Terms

Tenure: Leasehold.

Lease: A new effective FR & I lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews if necessary. Rent is to be payable quarterly in advance on the usual quarter days.

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.

Planning: We understand that the premises benefit from A2 (Financial and professional services) to include banks, building societies, professional services (other than health and medical services), estate/letting and employment services. Betting offices and pay day loan shops are excluded under A2 use.

Business rates: Payable by the Tenant. Interested parties are advised to make their own enquiries.

EPC: EPC Rating D

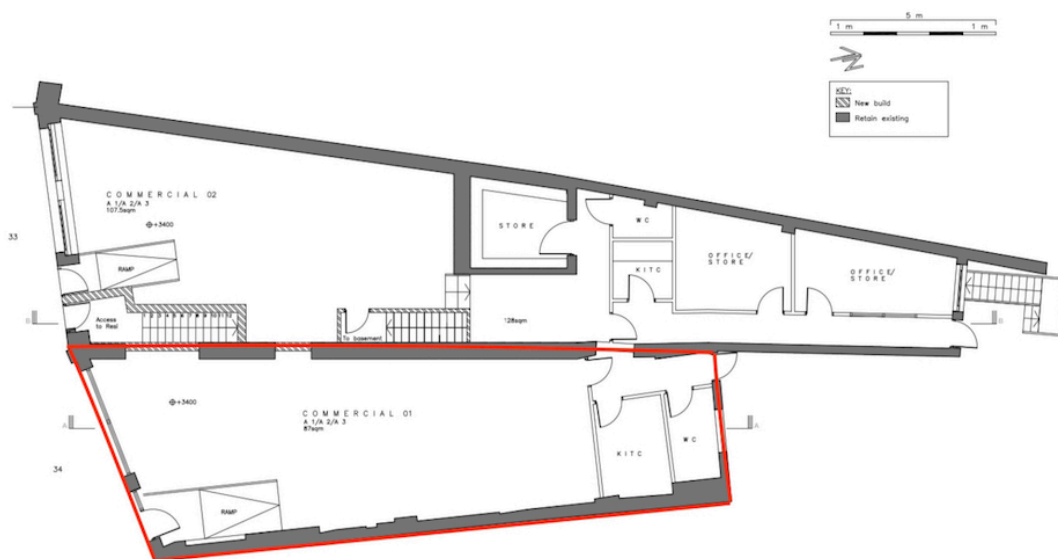
Cons. Protection Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property.

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

Legal Costs: Both parties' reasonable legal costs are to be borne by the incoming Tenant.

Possession: Anticipated Autumn 2019

Viewing: **Strictly** by arrangement via this office.



GROUND FLOOR

(Indicative proposed floor plan not to be relied upon for any scale)

