

ADAM STEIN & CO

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DRAFT

A1 LOCK UP SHOP PREMISES

TO LET BY WAY OF LEASE ASSIGNMENT

**4 REX PARADE
SNAKES LANE EAST
WOODFORD GREEN
ESSEX IG8 7HU**

613 sq.ft. (56.95 sq.m.)



Location:

The building is situated on the North side of this busy local thoroughfare forming part of a parade of shops serving a densely populated residential area.

The property is within easy walking distance of Woodford (Central Line) underground station providing fast and direct access to the City and West End.

Accommodation: The available accommodation comprises of a self contained ground floor lock up shop. The premises are essentially open plan although have been the subject of considerable recent expenditure to provide a reception, two private partitioned rooms, kitchenette/staff area and a bathroom including a shower cubicle.

The unit is in superb decorative order having an approximate floor area of 613 sq.ft. (56.95 sq.m).

Amenities:

* Intruder alarm	* Air conditioning (not tested)
* Laminate flooring	* Kitchenette
* C/H (not tested)	* CCTV with multiple cameras
* Immediately available	* Rear access

Terms

Tenure: Leasehold.

Lease: An assignment of our clients 10 year lease to expire 23 December 2026 at the current passing rental of £14,500 per annum exclusive payable quarterly in advance on the usual quarterdays.

The lease is subject to a rent review on 25 December 2021.

Business Rates: £3,573.85 for the current year. Interested parties are encouraged to make their own enquiries in this regard.

EPC: An EPC will be available shortly.

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: The ingoing tenant will be responsible for all reasonable legal costs incurred in this transaction.

Possession: Immediately upon completion of legal formalities or sooner by arrangement.

Viewing: Strictly by arrangement via sole agents:-

Land Registry
Official copy of
title plan

Title number **EGL515946**
Ordnance Survey map reference **TQ4191NW**
Scale **1:1250**
Administrative area **Redbridge**



MAPS TO FOLLOW