

ADAM STEIN & CO

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GROUND FLOOR UNIT TO LET

15 WOODFORD AVENUE
GANTS HILL
ESSEX
IG2 6UF

917 sq.ft. (85.16 sq.m.)



Location:

The property occupies a prominent main road position fronting the Woodford Avenue (A1400) at the entrance to the Gants Hill (Central line) tube station and underpass.

There are excellent transport links with the Eastern Avenue (A12), Southend Road (A406) moments from the building providing further access to Alfreds Way/Newham Way (A13) and M11 and M25.

Accommodation: The available accommodation comprises a ground floor shop within a three storey terraced building.

The unit is of conventional rectangular configuration and essentially open plan in good decorative order with an approximate floor area of 917 sq.ft. (85.16 sq.m.).

NB. Floor areas provided by the Freeholder and have not been verified by Adam Stein & Co. Ltd therefore interested parties are encouraged to satisfy themselves in this regard.

Amenities:

- * Immediately adjacent to Gants Hill tube station
- * Double glazed window frontage
- * Immediately available
- * WC

Terms

Tenure: Leasehold.

Lease: A new lease is to be granted directly from the Freeholder on terms to be agreed.

Rent: Upon application. Rent is to be payable quarterly in advance on the usual quarter days.

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.

Legal Costs: Ingoing Tenant to be responsible for both parties reasonable legal costs incurred 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.

Viewing: Strictly by arrangement via sole agents as above.

FLOOR PLAN & MAPS TO FOLLOW