

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN  
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

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## **D1 LICENCED MEDICAL/SURGERY PREMISES**

### **FOR SALE FREEHOLD**

**163 Longwood Gardens  
Clayhall  
Essex  
IG5 0EG**

**450 sq.ft. (41.80 sq.m.)**

### **PLUS SELF CONTAINED 1X BEDROOM FLAT**



2 of 5.

**Location:**

The property is located at the Longwood Gardens/Evesham Way junction at the end of a popular secondary retail parade midway between Barkingside and Redbridge. The area is predominantly residential and provides good access to Gants Hill, Redbridge, the A12 Eastern Avenue and A406 Southend Road. All of the facilities of Barkingside High Street including the Library, Swimming baths/leisure centre, Sainsburys, Tesco's and many smaller independent retailers are within a short walk of the building as is Barkingside (Central Line) underground station.



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**Accommodation:** Available accommodation comprise of an end terrace two storey building under a pitched roof.

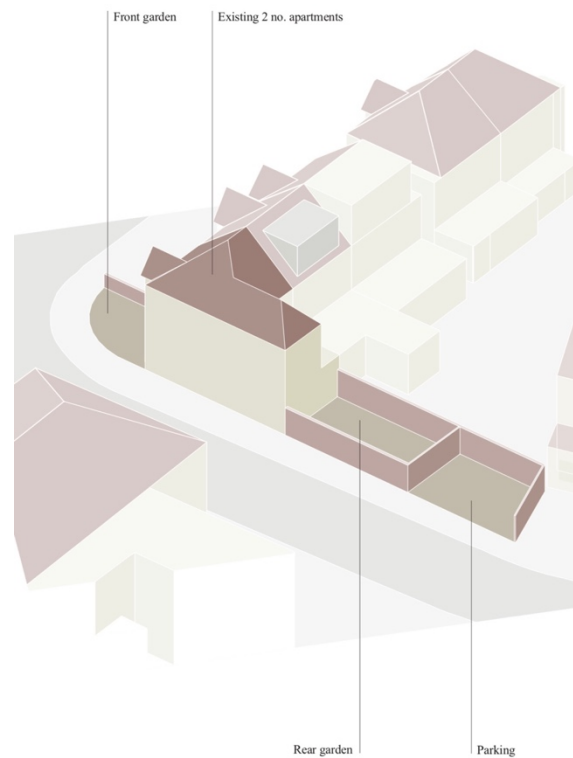
The ground floor is self contained and divided into two good sized practice rooms with a central reception and waiting area, kitchenette and single WC. The suite has been used as a Chiropody & Podiatry Clinic under D1 medical use since construction is in superb decorative order having been maintained to a high standard and has an approximate floor area of 450 sq.ft. (41.80 sq.m.)

The front forecourt is capable of accommodating a single vehicle whilst to the rear is a garden leading on to a private car park suitable for a further 2 vehicles.

The first floor comprises a self-contained 1x bedroom flat with gas fired central heating (not tested), double glazing and in excellent decorative throughout.



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(indicative. Not to be relied upon for any scale)

**Terms**

**Tenure:** Freehold with full vacant possession.

**Price:** **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.

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

**Possession:** Immediately upon completion of legal formalities.

**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.

