

ADAM STEIN & CO

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## DOUBLE FRONTED GROUND FLOOR OFFICE/SHOP WITH POSSIBLE A1/A2/A3/B1 or D1 USE

**33 & 34 THE BROADWAY  
WOODFORD GREEN  
IG8 0HQ**

**936/1,157 & 2,093 sq.ft. (87/107.49/194.44 sq.m.)**



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

### **Location:**

The buildings are 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 double fronted 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 a substantial ground floor window fronted premises, however, the following alternative uses would be considered:

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

We understand that the units have the following floor areas:

	<b>Sq.ft.</b>	<b>Sq.m.</b>
33 The Broadway	1,157	107.49
34 The Broadway	936	86.96
<b>Total</b>	<b>2,093</b>	<b>194.45</b>

Preference is for a single letting of the entire but consideration would be given to a letting of each unit independently.

## Terms

**Tenure:** Leasehold. A new effective FR & I lease(s) is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary. Rent is to be payable quarterly in advance on the usual quarter days.

**Rent:** To be confirmed. 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.

**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 payday 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 ingoing Tenant.

**Possession:** Anticipated Autumn/Winter 2019

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



