

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

*** AVAILABLE TO LET ON A SHORT-TERM BASIS ONLY ***

**THE FORMER MADEIRA GROVE HEALTH CENTRE
MADEIRA GROVE
WOODFORD GREEN
IG8 7QH**

**3,703 SQ.FT. (344.02 SQ.M.) GIA
Plus 14 secure car parking spaces**



(aerial photo taken from Google streetview)

Location: The property is located in a predominately residential area on Madeira Grove moments from Woodford Central Line tube station and the main shopping area.

Woodford benefits from excellent Transport connections and is serviced by the A406 North Circular Road, A12 and M11 Motorway and is within Zone 4 of the Central Line offering quick and easy access to the City and West End.

The town centre itself offers a varied range of local amenities mainly consisting of independent retailers as well as a healthy number of cafes and restaurants making this an extremely vibrant location.

Accommodation: Available accommodation comprises a single storey brick built property under a pitched roof formally used as the former Madeira Grove Health Centre.

The building is divided into 6 rooms off of a central corridor all with good ceiling height 2x WCs including disabled, kitchen, front garden and private car park to the rear capable of accommodating 14 vehicles.

There is a central heating system (not tested), intruder alarm (not tested) and the unit is in reasonable decorative order.



(rear aspect taken from car park)



(side elevation)

Terms

Tenure: Leasehold.

Lease: A new internal repairing lease is to be granted directly from the Freeholder for a term of up to 2 years subject to Landlords rolling development break clause at any time after 12 months on 3 months prior written notice. The lease will be outside of the 1954 L & T Act.

Rent: £5 psf exclusive of all other outgoings.

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: Both parties reasonable legal costs are to be borne by the ingoing Tenant.

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.

