

REFURBISHED

**GROUND FLOOR
SHOP/OFFICE**

TO LET

**74 CHIGWELL ROAD
SOUTH WOODFORD**

E18 1NN

**350 SQ.FT. (32.52
SQ.M.)**

Location

South Woodford is a popular suburb located some 8 miles north east of central London close the junction of the M11 and the A406 North Circular.

The building is located in a unique position on Hermon Hill close to the Granville Road junction and moments from the Charlie Brown roundabout.

This is a secondary trading position although within easy walking distance of South Woodford (Central Line) station. There is a very high volume of vehicular traffic passing throughout the day.

The building is also served by the following bus routes:

- W12 – Walthamstow Central to Wanstead
- W13 – Leytonstone to Woodford
- N55 - Woodford to Oxford Circus



Accommodation

The available accommodation comprises of a self contained and refurbished ground floor commercial unit with a brand new full height double glazed window frontage.

We understand that the suite was most recently used as offices but could lend itself for alternative uses if required subject to the necessary planning permissions where necessary.

The unit has been refurbished to a good standard ready for an incoming Tenant and benefits from an approximate Net Internal Floor area (NIA) of 350 sq.ft. (32.52 sq.m.).

Amenities

- * Fully refurbished.
- * New full height double glazed shop front
- * WC & Kitchenette
- * Electrically operated roller shutter
- * Inset spotlights
- * Laminate flooring
- * Immediately available



Terms

Tenure

Leasehold. The premises are available by way of a new lease for a term of years to be agreed subject to periodic rent reviews where necessary.

Rent

£10,500 per annum exclusive. Rent is to be paid 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. Interested parties are advised to make their own enquiries in this regard.

EPC

An EPC has been commissioned and will be available shortly.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. 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.

Viewing

Strictly by prior arrangement via this office.