

**136 GEORGE LANE
SOUTH WOODFORD
E18 1AY**

**PRIME GROUND FLOOR
LOCK UP SHOP**

TO LET

**c650 SQ.FT. (60.39
SQ.M.)**



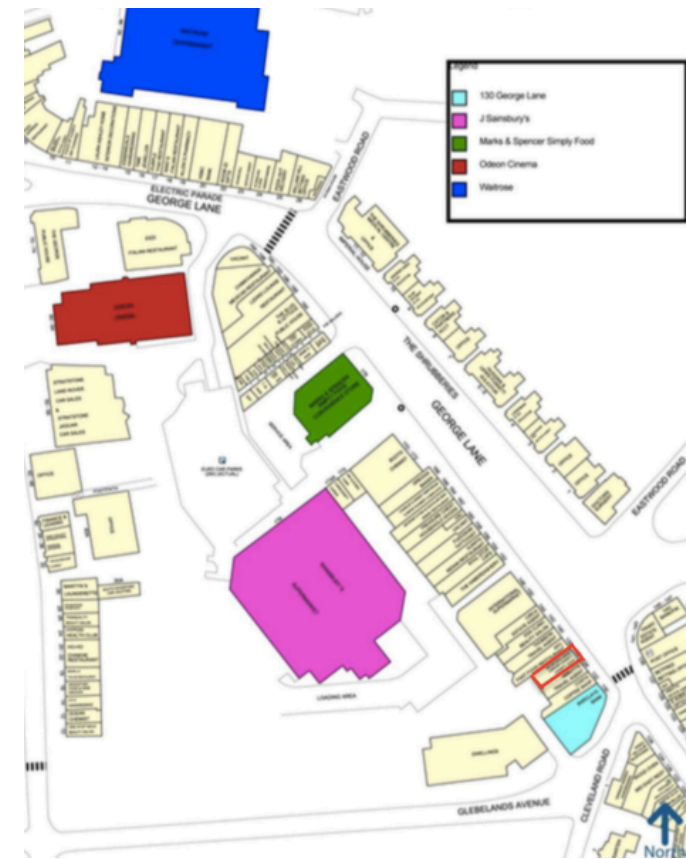
These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

South Woodford is a popular suburb located some 8 miles north east of Central London. South Woodford (Central Line Zone 4) offering quick and easy access to the City and West End is moments from the building whilst the A406 North Circular Road which in turn provides access to M11, A12 and A10 is within 0.8 miles.

The subject property is located in a prime retail position on the main commercial thoroughfare within George Lane.

This is an extremely busy and vibrant location with nearby occupiers including KFC, Costa Coffee, The Post Office, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots, Odeon Cinema, Barclays and Stratstone Jaguar as well as a host of independent boutiques coffee shops and restaurants.



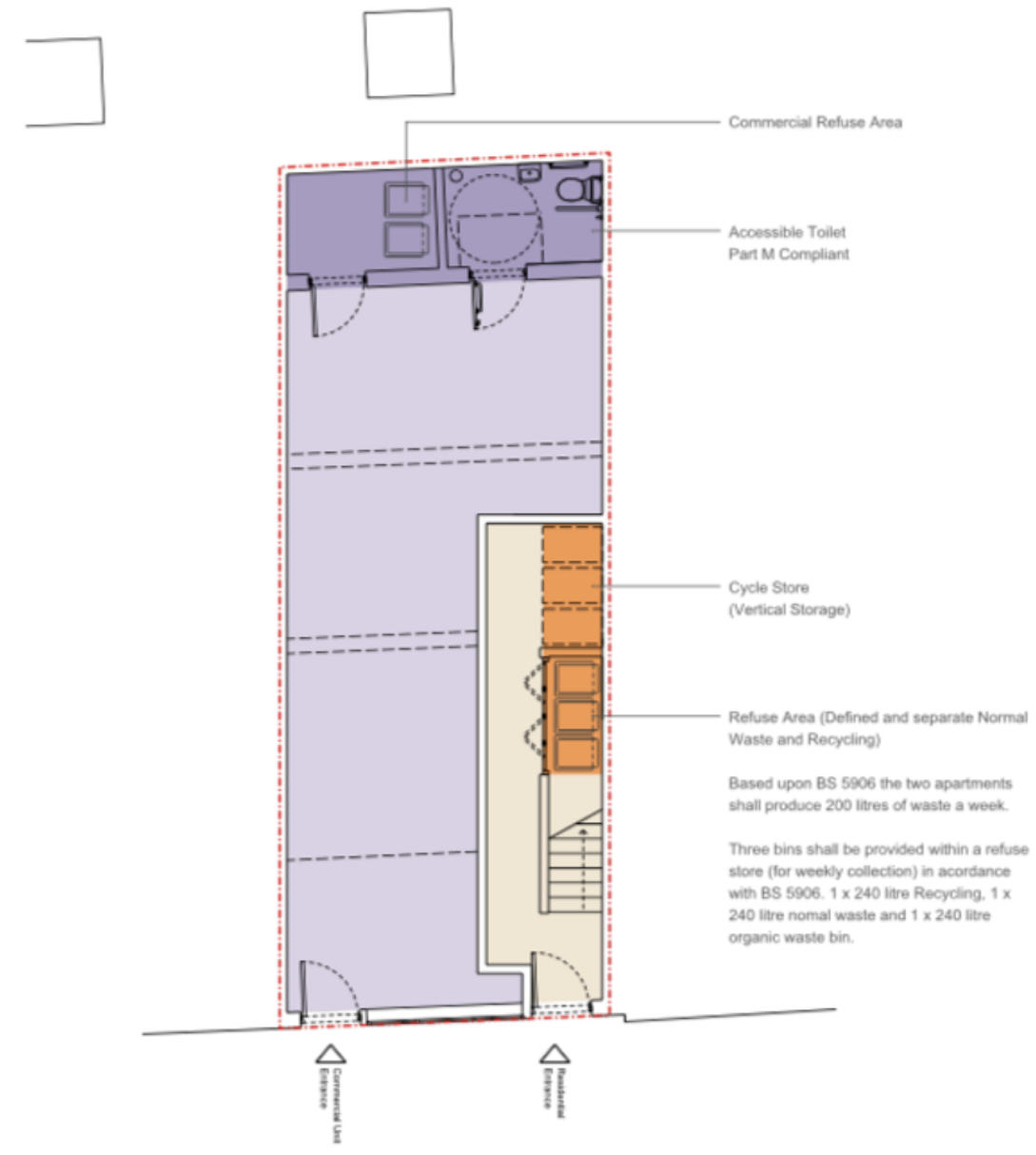
Accommodation

Available accommodation comprises of a single fronted ground floor lock up shop which we understand was most recently trading under A1 (Retail) use.

The shop is open plan and in reasonable condition. It should be noted that the Landlord is to undertake a programme of development works to the building to include the installation of a new shop front with a separate entrance to the upper part which will reduce the overall floor area of the shop to approximately 650 sq.ft. (60.39 sq.m.).

We refer you to the adjacent indicative floor plan which is for guidance purposes only and not to be relied upon for any scale.

We understand the unit should be ready for occupation end Q2 2021.



Terms

Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed at a quoting rental of £22,000 pax.

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.

Service charge & buildings insurance

To be advised.

Consumer 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 the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Possession

End Q2 2021

Legal costs

The ingoing Tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

EPC

An EPC will be available shortly.

Viewing

Strictly by arrangement via sole agents.