

*** DRAFT ***

**128 SNAKES LANE EAST
WOODFORD GREEN
IG8 7HZ**

A5 (TAKEAWAY USE)

**ADJACENT TO VERY BUSY
LONDIS SUPERMARKET**

383 sq.ft. (35.61 sq.m.) GIA



Location

The building is located on the east side of Snakes Lane East a short walk from Woodford station and The Broadway. The town centre itself offers a varied range of local amenities mainly comprising of independent retailers as well as a healthy number of cafes and restaurants making this an extremely vibrant location.

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 of the City and West End.

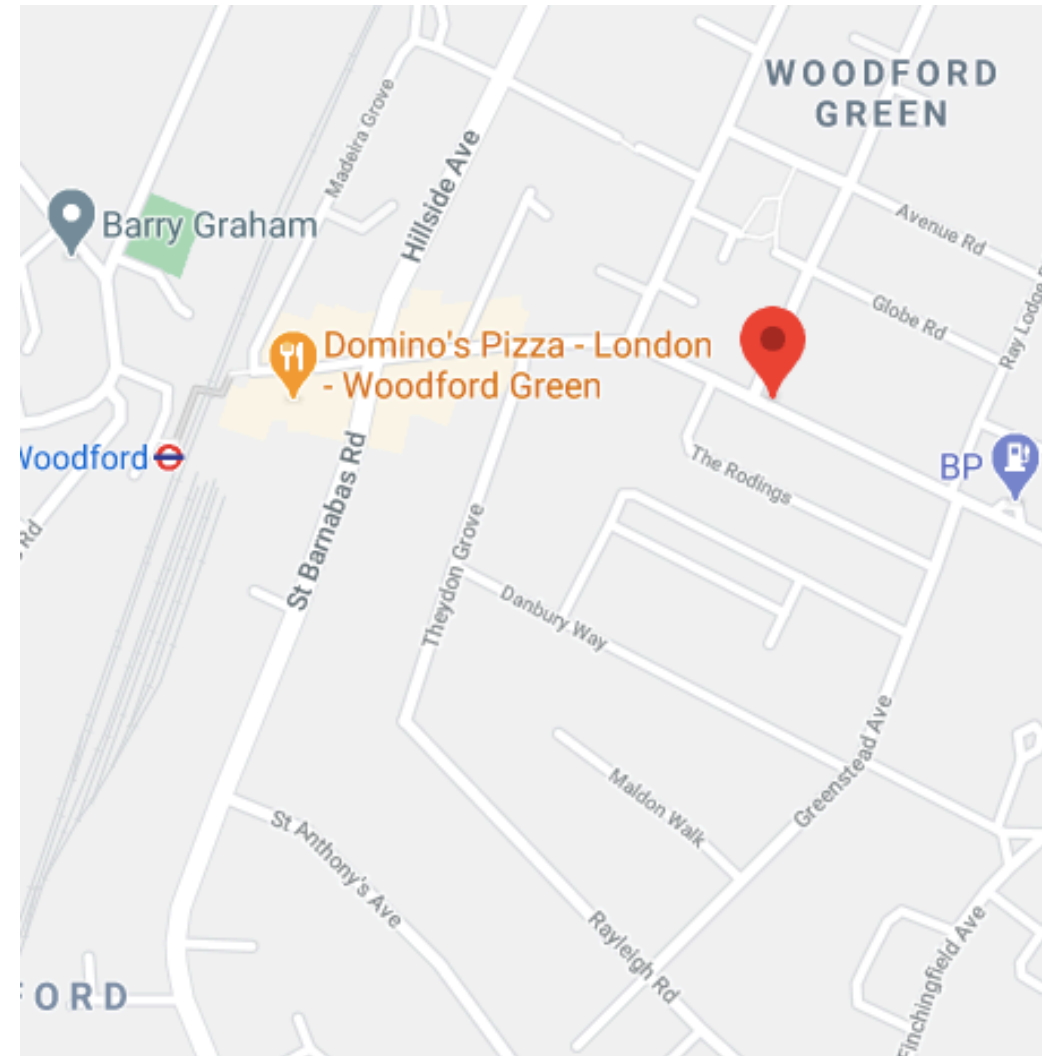
Approximate Central Line journey times as follows *:

Woodford to Liverpool Street – 25 minutes

Woodford to Oxford Circus – 34 minutes

Bus route 275 connecting Walthamstow Central to Barkingside passes directly outside the building.

* Information provided by TfL.



Accommodation

Available accommodation comprises of a single fronted ground floor lock up shop consisting of a sales area together with kitchen/prep area, single staff WC and small stores to the rear.

We understand that the building has been used for many years as a takeaway under A5 (Hot food takeaway use). Interested parties are advised to make their own enquiries into the use of the property.

Overall the decorative condition is very good having just been refurbished with fully tiled walls and flooring as well as a fitted extraction hood. The unit has an approximate gross internal floor area of 383 sq.ft. (35.58 sq.m.).

Amenities

- * Immediately adjacent to a busy Londis minimarket
- * A5 (Hot food takeaway use)
- * Window frontage
- * Electrically operated roller shutter
- * 3 Phase power supply
- * Single WC
- * Immediately available



Terms

Tenure

Leasehold. The premises are available by way of a new lease(s) directly from the Freeholder **outside** of the L & T Act for a term of years to be agreed subject to periodic rent reviews where necessary.

Rent

£15,000 per annum exclusive.

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

Interested parties are advised to make their own enquiries.

Service charge

To be charged on an Ad-hoc basis.

Building insurance

Tenant to pay an appropriate proportion.

Legal Costs

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

Possession

Immediately upon completion of legal formalities.

Planning

We understand that the premises have A5 (Hot food takeaway use). Interested parties are encouraged to make their own enquiries in this regard.

EPC

An EPC 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.

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.

Viewing

Strictly by arrangement via sole agents as above.