

GROUND FLOOR LOCK UP SHOP

107a GEORGE LANE
SOUTH WOODFORD
LONDON E18 1AN
LEASE FOR SALE

971 sq.ft.
(90.21 sq.m.)



Location

South Woodford is a popular suburb located some 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road. George Lane forms the main commercial thoroughfare for the area with the subject property being located directly opposite South Woodford Underground Station (Central Line Zone 4) benefitting from the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, George Lane is served by the following bus routes:

179 – Chingford to Ilford

W12 – Walthamstow to Wanstead

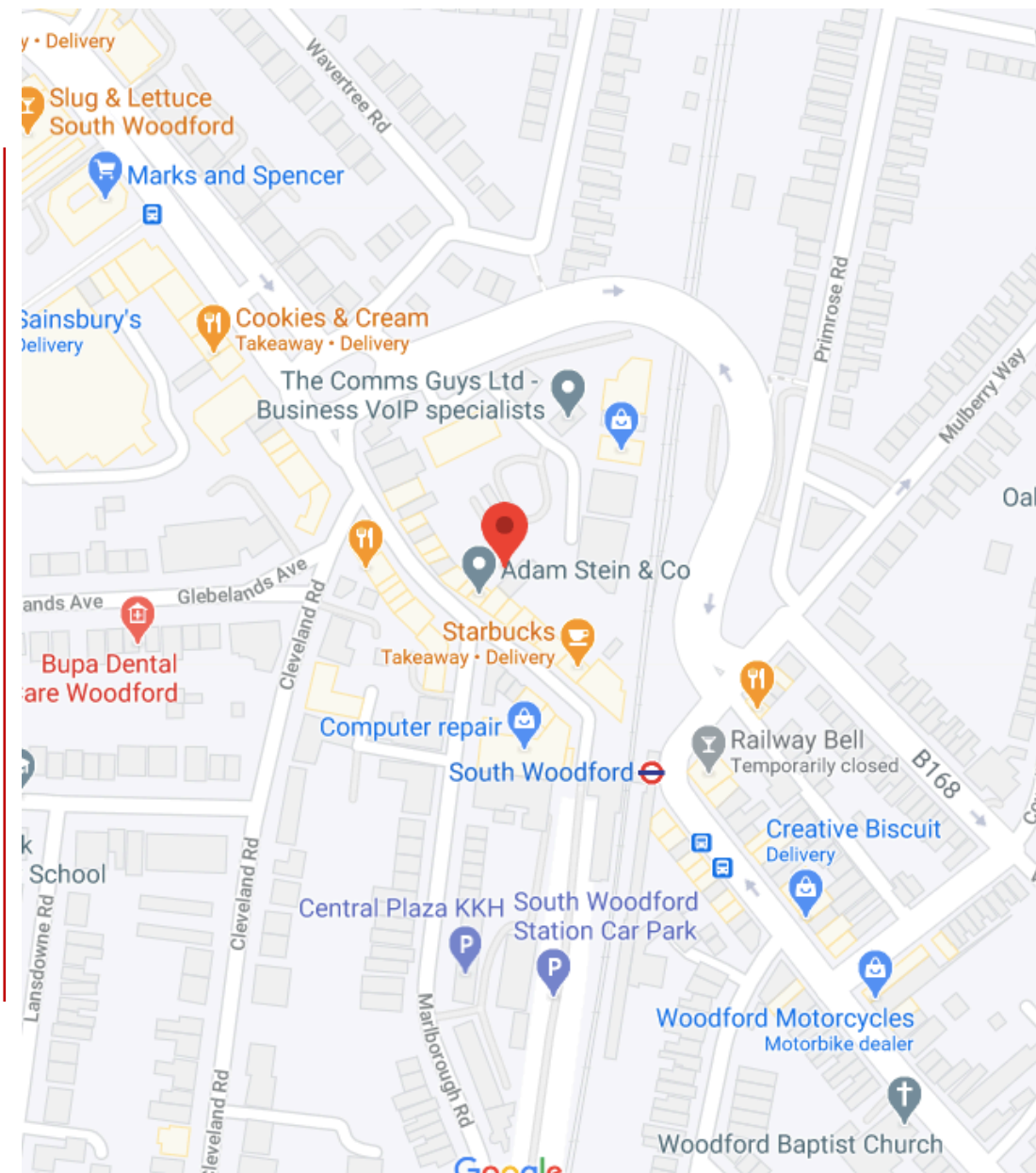
W13 – Leytonstone to Woodford Green

W14 – Clayhall to Leyton Mills

N55 – Woodford Green to Oxford Circus

*Information provided by TfL

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



Accommodation

Available accommodation comprises of a ground floor lock up shop previously trading as a fully fitted beauty and massage salon for over 15 years.

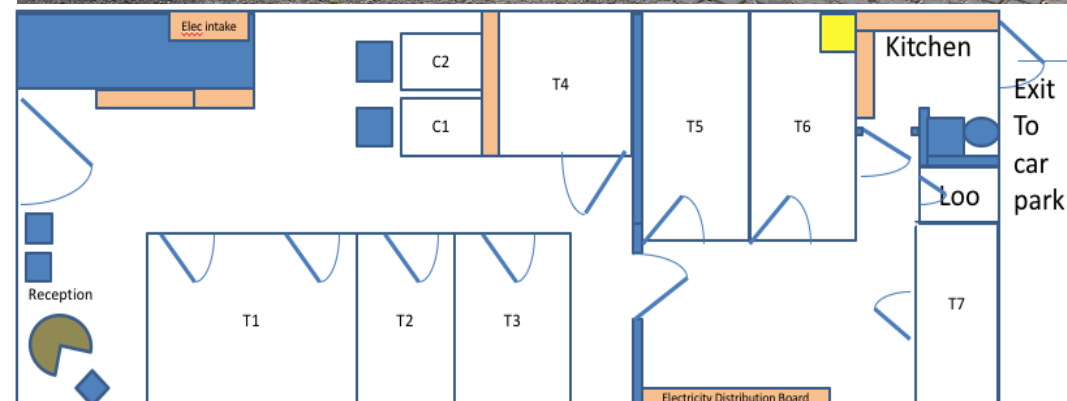
The unit has been divided into 7 private therapy rooms together with reception/waiting area, WC and kitchen. To the rear of the building is a private car park capable of accommodating up to 4 vehicles.

The unit appears to be in very good decorative order and has an approximate Net Internal Floor Area (NIA) of 971 sq.ft. (90.21 sq.m.)

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Amenities

- * Busy location directly opposite South Woodford station.
- * Window frontage with roller shutter
- * Partitioned to provide 7x private rooms
- * WC & Kitchenette
- * Private car park
- * Laminate flooring
- * Suspended ceiling with inset diffused lighting
- * Immediately available



Plan provided for indicative purposes only not to be relied upon for scale.

Terms

Tenure

Leasehold. The premises are available by way of an assignment of our clients 10 year lease to expire 24 March 2026 at the current passing rental of £29,000 pax. The lease is contracted inside of the 1954 Landlord & Tenant Act.

We understand that the Landlord would consider a new lease subject covenant etc. Full details available on request.

Premium

A premium of £15,000 is being sought for the benefit of the lease. We further understand the business is also available to purchase separately if required.

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.

Rental deposit

A rental deposit equivalent to six months rental is being held by the Landlord.

Business rates

Interested parties are advised to make their own enquiries in this regard.

Service charge & Buildings insurance

We understand that the Tenant will be required to contribute 19.89% towards the overall cost of the building in this regard.

EPC

EPC rating D83.

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.

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.

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd

