

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd

Elizabeth Jade

INTERIOR DESIGN BOUTIQUE

T:0203 869 8888

147

*Interior Design Service
Professional Upholstery
Bespoke Furniture
Curtain Making
Unique Ceramics
Lighting*

147 GEORGE LANE
SOUTH
WOODFORD
E18 1AN

TO LET

476 SQ.FT. (44.22
SQ.M.)

HIGHLY VISIBLE
GROUND FLOOR
UNIT WITH E USE
CLASS

www.adamsteinandco.co.uk

Location

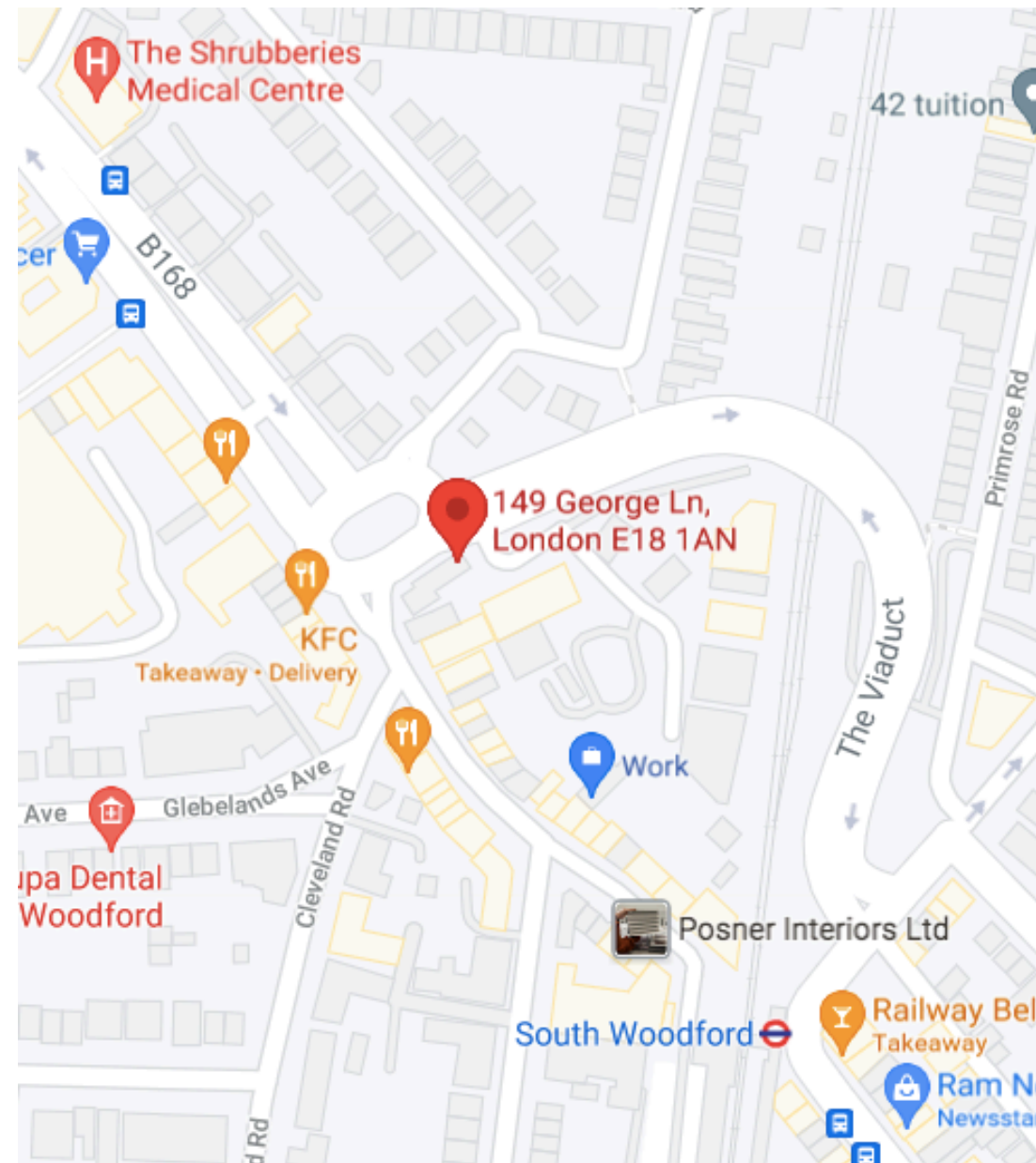
South Woodford is a popular suburb located some 8 miles north east of Central London. A406 North Circular Road which in turn provides access to M11, A12 and A10 is moments away as is South Woodford underground station (Central Line Zone 4) offering quick and easy access to the City and West End providing the following journey times:

Liverpool Street – 19 minutes

Oxford Circus – 29 minutes

The subject property is located in a highly visible position overlooking the George Lane viaduct within the commercial heart of South Woodford.

This is an extremely busy and vibrant location with nearby occupiers including Costa Coffee, The Post Office, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots, Odeon Cinema, Barclays bank 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 shop/office most recently trading as an interior design showroom.

The premises are currently configured as open plan accommodation behind a full height double glazed frontage with single WC, floating ceiling and a small shared service yard to the rear.

Overall the suit is in excellent decorative order and has an approximate Net Internal Floor area (NIA) of 476 sq.ft. (44.22 sq.m.).

Floor areas provided by the Landlord therefore cannot be relied upon. Interested parties are encouraged to make their own enquiries in this regard.



Terms

Tenure

Leasehold. A new effective FR & I lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

£19,750 per annum exclusive. Rent is to be payable 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.

Planning

The premises previously fell under A2 (financial and professional services) use which we now understand fall under Class E. Interested parties are advised to make their own enquiries in this regard.

Daytime café or other food related uses would be considered.

Business rates

Payable by the Tenant.

Service charge

To be confirmed.

EPC

EPC rating E103. A copy of the EPC is available on request.

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.

Legal costs

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

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by appointment via Adam Stein and Co or our joint sole agents:



020 7495 7898 (ref: MSP)