

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

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SHOP TO LET
FULLY FITTED AS A
TRADITIONAL BARBER
247 HIGH ROAD
SOUTH WOODFORD
E18 2PB
250 sq.ft. (23.23 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.

The building is located in a well known mixed use secondary parade on the High Road South Woodford at its junction with Derby Road and opposite Tesco Metro. This is a highly sought after and affluent location with an extremely high volume of vehicular traffic passing throughout the day.

South Woodford Underground Station (Central Line Zone 4) is within walking distance providing the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

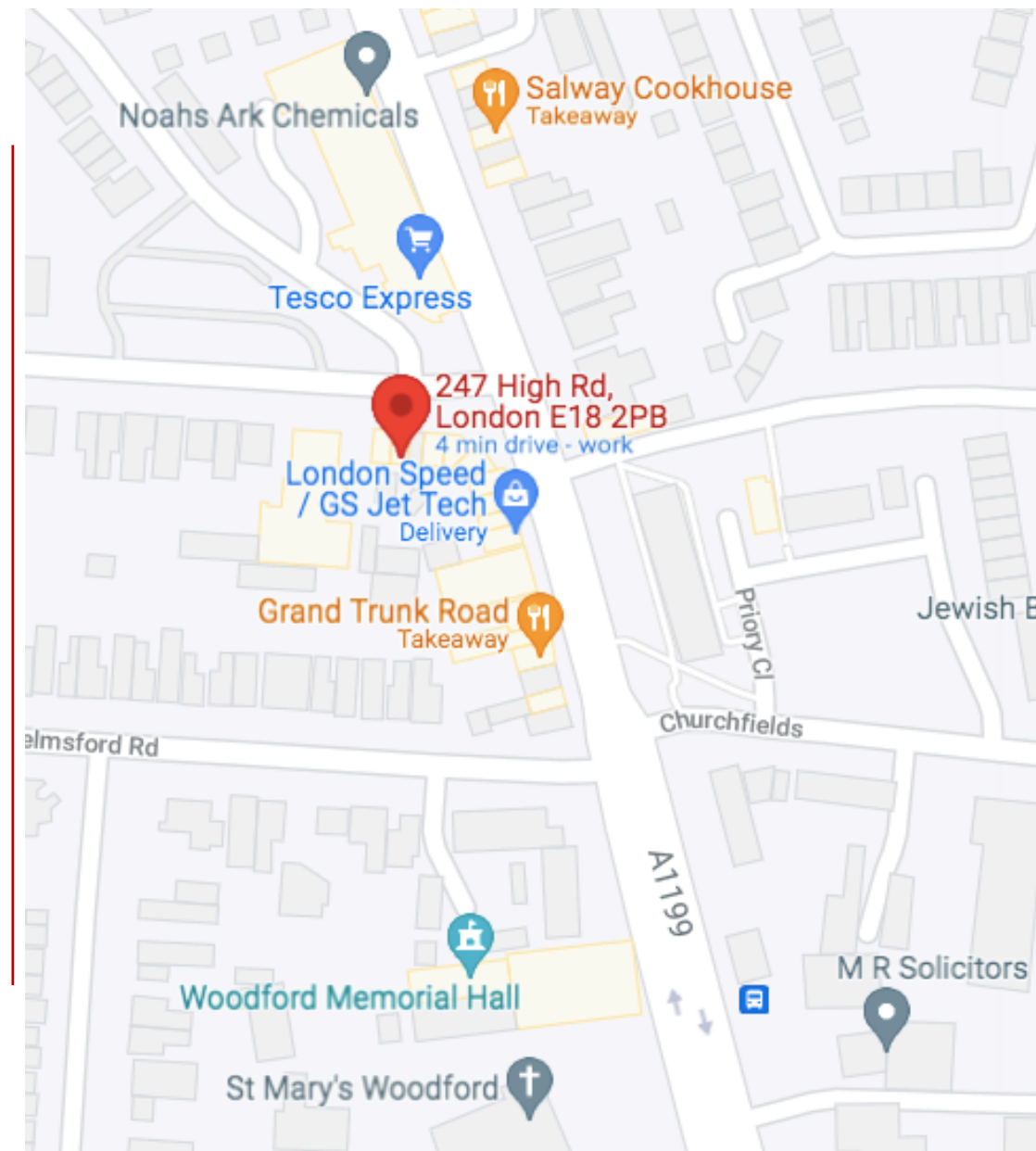
Additionally, the High Road is served by the following bus routes:

179 – Chingford to Ilford

W13 – Leytonstone to Woodford Green

N55 – Woodford Green to Oxford Circus

*Information provided by TfL



Accommodation

Available accommodation comprise a small ground floor lock up shop currently trading as a traditional barber. The unit is ready for an ingoing Tenant having been recently redecorated and therefore in excellent decorative order with an approximate Net Internal Floor Area (NIA) of 250 sq.ft. (23.23 sq.m.) excluding WC.

Floor areas provided by the VO website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Amenities

- * Very good secondary location in South Woodford
- * Recently decorated to an impressive standard
- * 2x work stations & 2x wash basins
- * Laminated flooring
- * Suspended ceiling
- * Single glazed shopfront
- * Useable forecourt
- * Ample car parking via pay & display immediately outside
- * Immediately available



Terms

Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder on terms to be agreed.

Rent

£14,000 per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days.

Premium

A premium of £10,000 is being sought for the benefit of the new lease and Fixtures & Fittings in situ.

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 confirmed.

Legal costs

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

EPC

An EPC will be provided 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 Freeholders agents as above.

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