



ELLATINO LDN
SHOP ONLINE WWW.ELLATINOLONDON.COM

127 GEORGE LANE
SOUTH WOODFORD
E18 1AN
TO LET
550 SQ.FT. (51.10 SQ.M.)
Plus basement
GROUND FLOOR SHOP
WITH E USE CLASS

Location

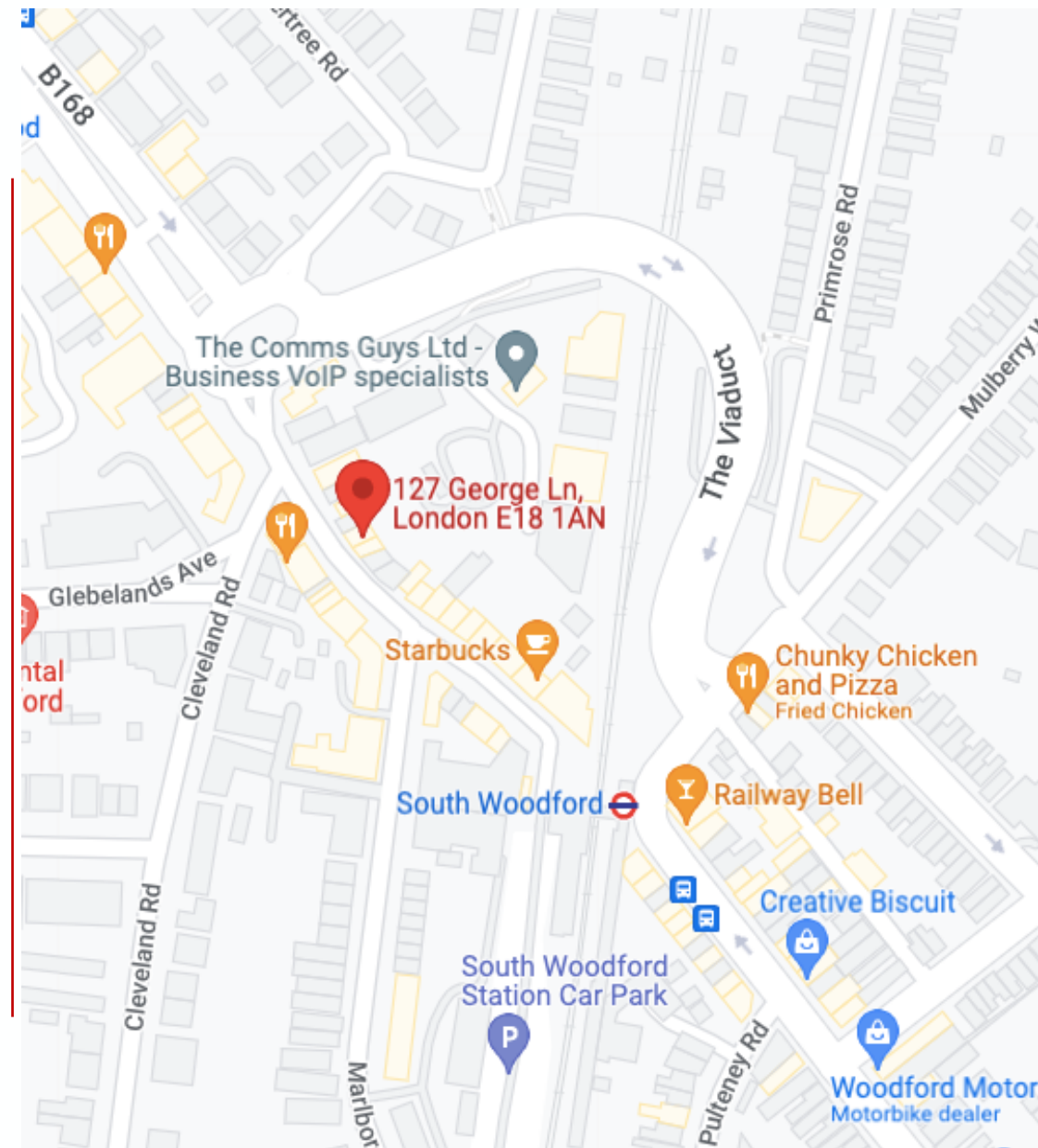
South Woodford is a popular suburb located some 8 miles north east of Central London. A406 North Circular Road which in turn provides access to M11, A12 and A10 is moments away as is South Woodford underground station (Central Line Zone 4) offering quick and easy access to the City and West End providing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

Liverpool Street – 19 minutes

Oxford Circus – 29 minutes

The subject property is located in a highly visible position overlooking the Cleveland Road junction within the commercial heart of South Woodford.

This is an extremely busy and vibrant location with nearby occupiers including Costa Coffee, 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 lock up shop and basement with electrically operated full height roller shutter most recently trading as a ladies fashion boutique.

The premises are currently configured as open plan accommodation with rear stores as well as a full size basement and a single WC.

The unit benefits from Air Conditioning (not tested) and overall is in good decorative order with the approximate floor areas:

Floor	Sq.ft.	Sq.m.
Ground	550	51.10
Basement	500	46.45

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. An assignment of the existing 5 year lease from 1 April 2019 at the current passing rental of £17,500 pa is available. Rent to be payable quarterly in advance.

We understand a new lease is available directly from the Freeholder if required subject to covenant.

PREMIUM UPON APPLICATION.

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

To be confirmed.

EPC

An EPC will be available shortly.

Legal costs

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

Legal costs

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

Fees

The ingoing Tenant/Purchaser to be responsible for Adam Stein & Co Ltd's fees in this matter.

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 and fittings in these particulars does not imply they are in full and efficient working order.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by prior appointment.