



FIRST DRAFT

TO LET
SELF CONTAINED GROUND FLOOR
OFFICE/RETAIL PREMISES

501 sq.ft. (46.54 sq.m.)
together with small courtyard garden
and forecourt parking

93b OAK HILL
WOODFORD GREEN
IG8 9PF

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The subject property is located at the end of a local secondary parade at the Oak Hill/Oak Hill Crescent junction which in turn is moments from Hale End Road.

A406 North Circular Road is within very easy walking distance as is Highams Park overground station providing quick and easy access to Liverpool Street (22 minutes*).

The main commercial thoroughfare of Highams Park is also closeby offering a considerable number of mainly independent boutiques, café's and restaurants.

Local bus routes that serve the area include:

275 – St James Street Station, Walthamstow to Barkingside

675 – St James Street Station, Walthamstow to Woodford

* Information provided via TfL website.



Accommodation

Available accommodation comprises of a self contained corner ground floor commercial unit with its own entrance on Oak Hill with return frontage on to Oak Hill Crescent.

Most recently used as offices the premises are in open plan with kitchenette and bathroom in generally very good decorative order and ready for immediate occupation.

The premises have an approximate floor area of 501sq.ft. (46.54 sq.m.) together with a small courtyard garden and forecourt capable of accommodating 1x vehicle.

Amenities

- * Ground floor with window frontage
- * Courtyard garden
- * Forecourt parking
- * Laminate flooring
- * Kitchen
- * WC with shower facilities
- * Window blinds
- * Very good decorative order
- * Immediately available



Terms

Tenure

Leasehold. The premises are available to let by way of a new lease directly from the Freeholder on terms to be agreed. The new lease will be subject to rent reviews where necessary.

Rent

£13,000 pax. Rent to be paid quarterly in advance.

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.

Legal costs

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

Use

We understand the lawful use is Class E as defined by the Use Classes Order (As amended) meaning the premises may be used for most commercial operations. Alternative uses outside of Class E may be considered by the Freeholder.

Service charge and Building insurance

To be confirmed.

EPC

An EPC will be available shortly.

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

Viewing

Strictly by prior arrangement via Freeholders sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

ADAM STEIN & CO

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