

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**STUNNING GROUND FLOOR
PREMISES**

TO LET

**DEVON HOUSE
3-5a HERMON HILL
WANSTEAD
E11 2AW**

**1,249 sq.ft. (116.03 sq.m.)
with substantial forecourt parking**

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).

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Location

The subject property is prominently located on the Hermon Hill/Wellesley Road junction immediately adjacent to Wanstead town centre.

The town is served by Snaresbrook tube station (400m) and Wanstead tube station (700m) at either end of the high street offering quick and easy access to the City and west end.

Notable occupiers on the high street include Gails Bakery, M & S Simply Food, The Cuckfield Public House, Papa Johns pizza, Greggs, Costa Coffee and The Ginger Pig as well as a host of independent boutiques, coffee shops and restaurants.

Local bus routes serving the area include:

- W12 - Wanstead to Walthamstow
- W13 - Leytonstone to Woodford
- W14 - Woodford Bridge to Leyton
- 66 - Romford to Leytonstone
- N55- Woodford to Oxford Circus night service



Accommodation

Available accommodation comprises of a ground floor commercial unit in a prominent corner position with almost 70ft sweeping window frontage. The unit was previously fitted out as an air conditioned (not tested) bathroom showroom although the premises are suitable for a variety of uses subject to planning where necessary.

We understand that the property benefits from a gas supply as well as all usual utility connections.

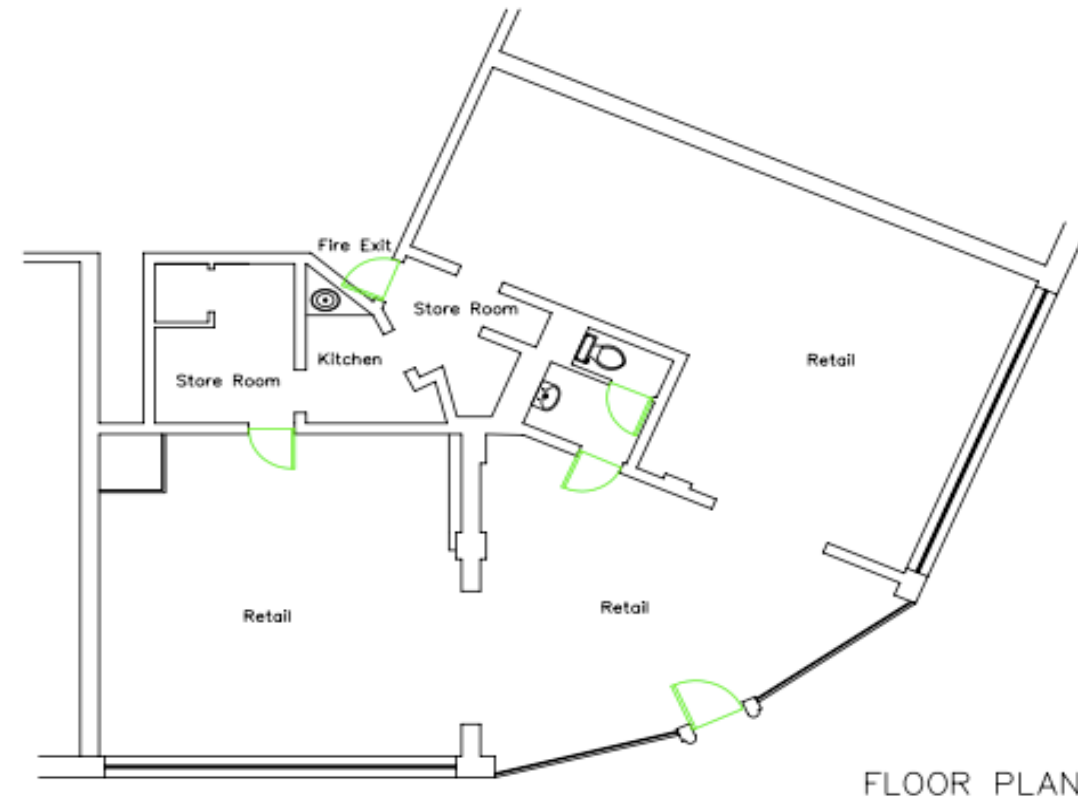
There is a large forecourt for staff/customer parking capable of accommodating up to 5 vehicles, on street parking within moments of the property as well as council owned parking within close proximity.

The accommodation has been measured in accordance with RICS Valuation Standards as follows:

	Sq.ft.	Sq.m.
Ground floor inc. small office	1,249	116.03
Front forecourt	1,279	118.82

Floor areas provided by Landlord. Interested parties are advised to satisfy themselves in this regard.

Floor plan not to be relied upon for any scale.



Terms

Tenure

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

Rent

£40,000 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

We understand business rates are £9,119 payable for the current year. Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

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

72C

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 joint sole agents:



Tel 020 8498 8080

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Existing Front Elevation - 150
(Trees removed for Clarity)