

**FREEHOLD  
MIXED USE INVESTMENT FOR SALE**

**3-5 MULBERRY WAY  
SOUTH WOODFORD  
E18 1EB**

- OVERLOOKING SOUTH WOODFORD TUBE STATION
- ATTRACTIVE FREEHOLD INVESTMENT
- RESIDENTIAL UPPER PARTS SOLD OFF
- SECURE INCOME UNTIL MARCH 2026



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

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. George Lane forms the main commercial thoroughfare for the area with the subject property being located directly almost on the Mulberry Way/George Lane junction immediately opposite South Woodford Underground Station (Central Line Zone 4) and benefitting from the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, this side of George Lane is served by the following bus routes:

179 – Chingford Station to Hainault Street, Ilford

549 - South Woodford Station to Loughton Station

W13 – Leytonstone Station to Woodford Green

N55 – Woodford Green to Oxford Circus night service

This is an extremely busy and vibrant location with nearby occupiers including Starbucks, KFC, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots, Odeon Cinema, Stratsone Jaguar as well as a host of banks, building societies, boutiques, coffee shops, independent cafes and restaurants.

\* Information provided via TfL website.



## Accommodation

Subject property comprises of a double ground floor retail unit below 2x self contained residential maisonettes over 1<sup>st</sup> and 2<sup>nd</sup> floors which have been sold off on long leases.

This is a prominent parade and surrounded by a densely populated residential neighbourhood.

Tenancy details as follows:

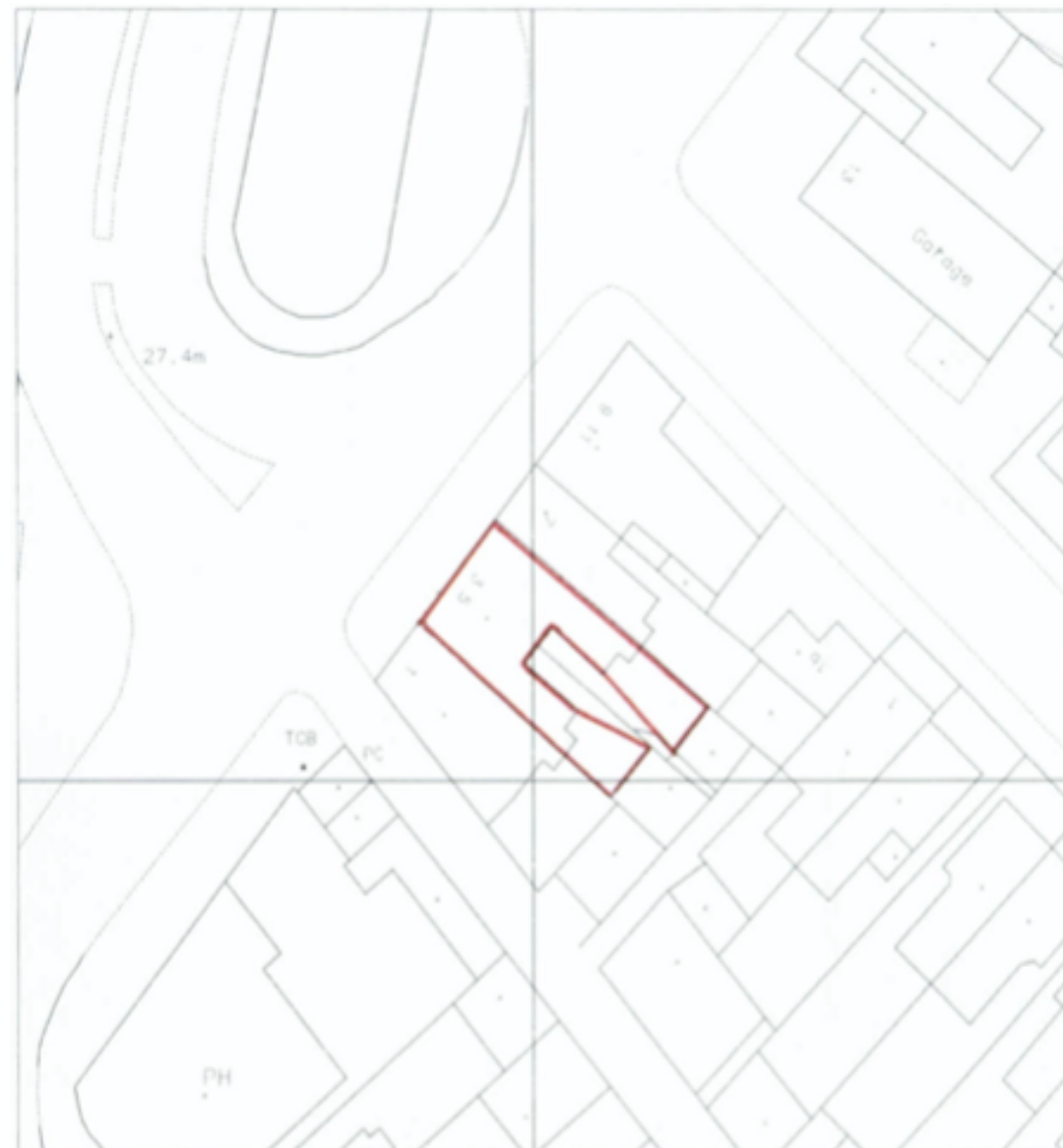
### Ground floor shop 1,087 sq.ft. (100.98 sq.m.)

Let for a term of 5 years from 24 March 2021 to Ladbrokes Betting & Gaming Limited (Company number 0775667) at a rental of £24,000 pax.

### Split level flats

2x 2 bedroom split level flats sold off on 189 year long leases from March 1984 subject to Peppercorn rents.

- NB:
- i. Floor areas from VO website as such accuracy cannot be guaranteed.
  - ii. Floor plans not to scale for identification purposes only.



## Terms

### Tenure

Freehold. The building is available subject to the existing Tenancies as mentioned above.

### Price

Offers are sought in excess of £475,000. We understand that the building is not elected for VAT.

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.

### Legal costs

Each party to bear their own legal costs incurred in this transaction.

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

### EPC

EPC's are available upon request.

### Viewing

Strictly by prior appointment via agents:

ADAM STEIN & CO

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

020 8989 8313