



**GROUND FLOOR  
LOCK UP SHOP  
TO LET**

**188 HIGH ROAD  
WOODFORD  
GREEN  
IG8 9EF**

**519 sq.ft. (48.22  
sq.m.)**

**Plus 514 sq.ft.  
(47.75sq.m.) of  
basement storage**

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 building is located in a well known secondary mixed use parade on the High Road Woodford Green close to the St Albans Road junction and opposite Tesco Metro. This location benefits from 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 comprises of a ground floor lock up shop with internally accessed basement. The shop is laid out as sales area, storage/ancillary, rear office, kitchen and a single WC leading out to a small yard to the rear of the building capable of accommodating a single vehicle.

The basement is internally accessed and suitable for storage only with a clear head height of 5'6".

Approximate floor areas as follows:

	<b>Sq.ft.</b>	<b>Sq.m.</b>
Sales	228	21.18
Ancillary stores	117	10.87
Staff room/stores/kitchen	173	16.07
WC		
Basement	514	47.75

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

The unit is in reasonable condition but will require some minor redecoration works for which a short rent free period is available.



## Terms

### Tenure

Leasehold. A new lease is available directly from the freeholder on terms to be agreed at a quoting rental of £16,000 pax. The lease will be subject to periodic rent reviews where necessary.

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

Interested parties are advised to make their own enquiries in this regard.

### Service charge & Buildings insurance

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.

### Planning

We understand the building falls under use Class E. Interested parties are advised to satisfy themselves in this regard.

### Possession

Immediately upon completion of legal formalities.

### 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 prior appointment via sole agents.

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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