



GROUND FLOOR RETAIL UNIT(S) TO LET

USE CLASS E

102 & 104 SNAKES LANE EAST

WOODFORD GREEN

IG8 7HZ

TO LET

306 sq.ft./563 sq.ft./869 sq.ft

(28.42 sq.m./52.30. sq.m./80.73 sq.m.) GIA

PLUS GARAGE/STORAGE

Location

The building is located on the east side of Snakes Lane East a short walk from Woodford station and The Broadway. The town centre itself offers a varied range of local amenities mainly comprising of independent retailers as well as a healthy number of cafes and restaurants making this an extremely vibrant location.

Woodford benefits from excellent transport connections and is serviced by the A406 North Circular Road, A12 and M11 Motorway and is within Zone 4 of the Central Line offering quick and easy access of the City and West End.

Approximate Central Line journey times as follows *:

Woodford to Liverpool Street – 25 minutes

Woodford to Oxford Circus – 34 minutes

Bus route 275 connecting Walthamstow Central to Barkingside passes directly outside the building.

* Information provided by TfL.



Accommodation

Available accommodation comprises of two adjacent and interconnecting self contained lock up retail units trading for the last 27 years as 'Allsorts'.

Each unit is essentially open plan with its own entrance and available individually or combined. To the rear of 104 Snakes Lane East is a small private courtyard garden together with a garage/storage unit of 125 sq.ft. (11.61 sq.m.) accessed off of Prospect Road.

Overall the decorative condition is reasonable although some redecoration will be required. Approximate gross internal floor areas as follows:

102 Snakes Lane East –	563 sq.ft. (52.30 sq.m.)
104 Snakes Lane East -	306 sq.ft. (28.43 sq.m.)
Rear Garage/Store -	125 sq.ft. (11.61 sq.m.)

* Floor areas taken from VO website.

Amenities

- * Located within a good secondary parade
- * Available together or seperately
- * Window frontage
- * Electrically operated roller shutter
- * Rear access to 104 Snakes Lane East
- * Single WC



Terms

Tenure

Leasehold.

The unit(s) is available together or separately by way of a new FR& I lease(s) directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

Upon application.

We understand 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.

Business rates

Interested parties are advised to make their own enquiries.

Service charge

To be charged on an Ad-hoc basis.

Building insurance

Tenant to pay an appropriate proportion.

Legal Costs

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

Planning

We understand the premises falls within use Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties are encouraged to make their own enquiries in this regard.

Possession

Immediately upon completion of legal formalities.

EPC

An EPC will be available shortly.

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 arrangement via sole agents as above.