

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

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🏢 Adam Stein & Co Ltd

**PURE
MEDI SPA**

020 8989 1822
MEDICAL SKIN & LASER CLINIC
www.puremedispa.co.uk

**GROUND FLOOR
COMMERCIAL PREMISES**

**AVAILABLE BY WAY OF
LEASE ASSIGNMENT**

**CHIGWELL ROAD
SOUTH WOODFORD
E18 1LR**

**574 SQ.FT. (53.33 SQ.M.)
PLUS FORECOURT**

www.adamsteinandco.co.uk

Location

South Woodford is a popular suburb located some 8 miles north east of Central London. South Woodford (Central Line Zone 4) offering quick and easy access to the City and West End is within easy walking distance whilst the A406 North Circular Road which in turn provides access to M11, A12 and A10 is close by.

Available accommodation comprises of an end terrace ground floor commercial unit within a good secondary parade on Chigwell Road overlooking its junction with George Lane within the heart of the commercial district of South Woodford.

South Woodford underground station providing quick and easy access to the City and West End is within very easy walking distance

Additionally bus routes 179 (Chingford Station to Hainault Street), 549 (South Woodford Station to Loughton Station), W12 (Rensburg Road to Woodbine Place), W13 (Leytonstone Station to St Thomas of Canterbury Church) and W14 (Cross Road to Leyton Mills) all pass immediately outside of the building.



Accommodation

The available accommodation comprises of a ground floor commercial unit currently trading as PURE medi-spa & Clinic. We understand the use falls under class E therefore suitable for a variety of alternative uses if required.

The premises are divided by way of stud partitioning to provide 3x private treatment rooms together with a general reception and single WC. General décor is extremely good and the unit has been fitted to a high standard with laminate flooring and spotlighting.

We understand that the overall floor area is 574 sq.ft. (53.33 sq.m.)

NB. Floor areas taken from VO website and cannot therefore we guaranteed. Interested parties should satisfy themselves in this regard.



Terms

Tenure

Leasehold. An assignment of the existing 9 year lease from 4 January 2016 is available subject to 3 yearly reviews the next reviews is available at the current passing rental of £15,000 pax. We understand the lease is contracted inside of the 1954 L & T Act.

We further understand that a new lease directly from the Freeholder may be available if required.

NB. An inventory of current Fixtures & Fittings is available upon request.

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.

PREMIUM UPON APPLICATION

Business rates

We understand the unit is zero rated under Small Business Rates Relief (SBRR).

NB. Information provided by Lessor. Interested parties are advised to make their own enquiries in this regard.

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.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Legal costs

Assignee to be responsible for both parties reasonable legal costs incurred in this transaction.

Agency fees

Assignee to be responsible for Adam Stein & Co's fees in this instance.

EPC

75C

Viewing

Strictly by arrangement via joint sole agents:

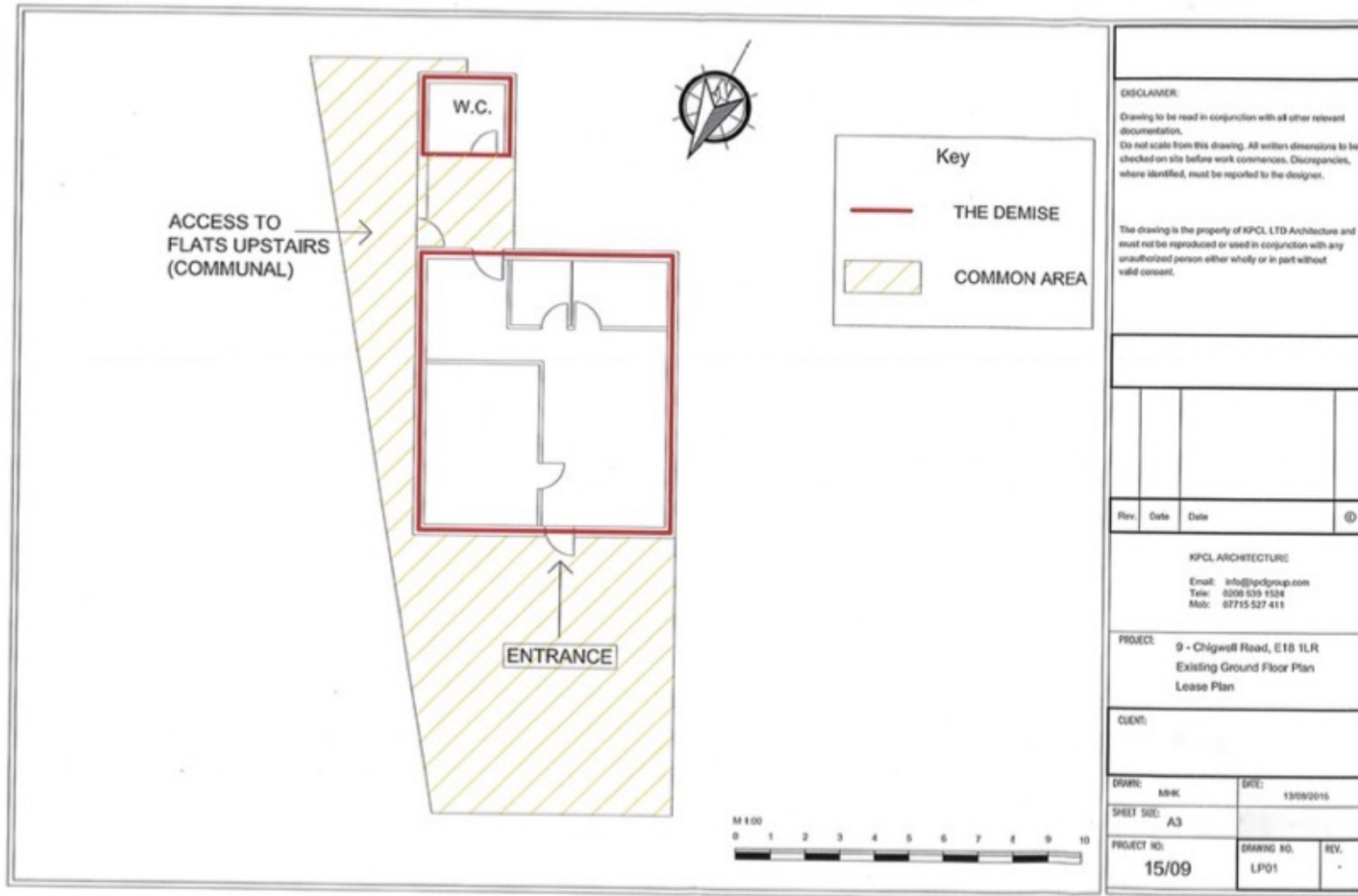


Tel: 07708 429933

Ref: A Saksena

Ref: AS

RAN 1



DISCLAIMER:
 Drawing to be read in conjunction with all other relevant documentation.
 Do not scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the designer.
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Rev.	Date	Date	Ⓢ

KPCL ARCHITECTURE
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PROJECT: 9 - Chigwell Road, E18 1LR
 Existing Ground Floor Plan
 Lease Plan

CLIENT:

DRAWN: MKK **DATE:** 13/08/2015

SHEET NO.: A3

PROJECT NO.: 15/09	DRAWING NO.: LP01	REV.: -
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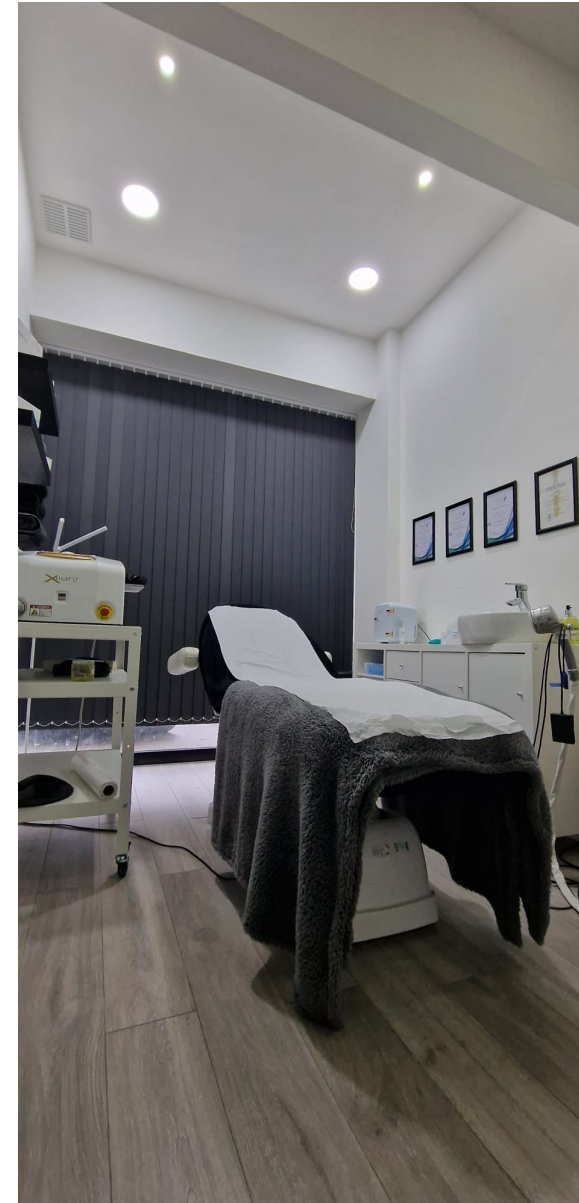
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