

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



**154 HERMON HILL  
SOUTH WOODFORD  
LONDON  
E18 1QH**

**MIXED USE  
INCOME PRODUCING  
FREEHOLD INVESTMENT**

**FOR SALE**

## 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.

The building is located in a prominent position on the A113 (Hermon Hill) within a secondary retail parade close to the junction with Pulteney Road and being a short distance from George Lane and Charlie Browns roundabout (A406).

The Ark Fish restaurant is moments away.

South Woodford Central Line underground station is within very easy walking distance providing the following journey times:

South Woodford to Liverpool Street - 19 minutes

South Woodford to Oxford Circus – 29 minutes

The building is also served by the following bus routes that stop immediately outside:

W12 – Walthamstow Central to Wanstead

W13 – Leytonstone to Woodford

N55 – Woodford to Oxford Circus night service

\* Information provided by TfL





## Accommodation

Available accommodation comprises of a 3x storey mid terrace mixed use building constructed around 2006 as follows:

### Ground floor

A ground floor retail/office unit in superb decorative order benefiting from glazed frontage, electric roller shutter, suspended ceiling with internal spotlight, CCTV, WC and kitchenette and having an approximate floor area of 300 sq.ft. (27.87 sq.m.).

We understand the unit is let to a residential letting agent trading as Iglu residential property lettings for a term of 6 years from March 2018 subject to an outstanding rent review due March 2021 review at the current passing rental of £10,750 pax.

### Upper floors

Comprising of a split level 2x bedroom maisonette over first and second floors (second floor within the roof space) with an entrance from street level. The unit is in excellent decorative order.

We understand the unit is let by way of a 12 month Assured Shorthold Tenancy (AST) at a monthly rental of £1,250 pcm.



## Terms

### Tenure

Freehold.

### Price

Offers in excess of £500,000 are being sought for the freehold interest subject to the aforementioned tenancies.

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 be responsible for their own legal costs incurred in this transaction.

### 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:

NB. 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 these details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).