

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**MIXED USE  
INCOME PRODUCING  
FREEHOLD INVESTMENT**

**106 & 106a SNAKES LANE EAST  
WOODFORD  
IG8 7HX**

**FOR SALE**



General view of block

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 on the east side of Snakes Lane East at the junction with Prospect Road and 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

The building comprises of a mixed use building at the end of a well established parade with return frontage on to Prospect Road as follows:

### Ground floor

A commercial unit with E class use of 751 sq.ft. including rear out building let to Mr Yasin trading as 'Clean as a Whistle' Dry Cleaners by way of a 25 year lease from 10 October 2005 at a current passing rental of £13,000 pax subject to 5 yearly rent reviews. We understand the most recent rent review of December 2020 remains outstanding.

Given some of the recent renewals and reviews in the parade as well as within the wider area we are of the opinion that the estimated rental value (ERV) is in the order of £15-16,000 pax.

\* Floor area taken from VO website.

### First floor

Comprising of a self contained 1x bedroom apartment with side access and shared use of a private courtyard. The apartment is in excellent decorative order and will be sold with vacant possession on completion.

We are advised by local letting agents that the estimated rental value (ERV) is in the order of £1,350 pcm/£16,200 pa.

## Terms

### Tenure

Freehold. Offers are sought in region of £500,000 subject to the aforementioned Tenancy of the ground floor.

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

EPC's 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 prior arrangement via sole agents. Under no circumstances should any interested party approach the ground floor Tenant or its employees.



FIRST FLOOR FLAT



FIRST FLOOR FLAT