

**PROMINENT CORNER  
SHOP/OFFICE**

**TO LET**

**130-132 WOOD STREET  
WALTHAMSTOW  
E17 3HX**

**1,019 sq.ft. (94.67 sq.m.)**



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 west side of Wood Street opposite Brandon Road in a prime corner position at the Troubridge Square junction.

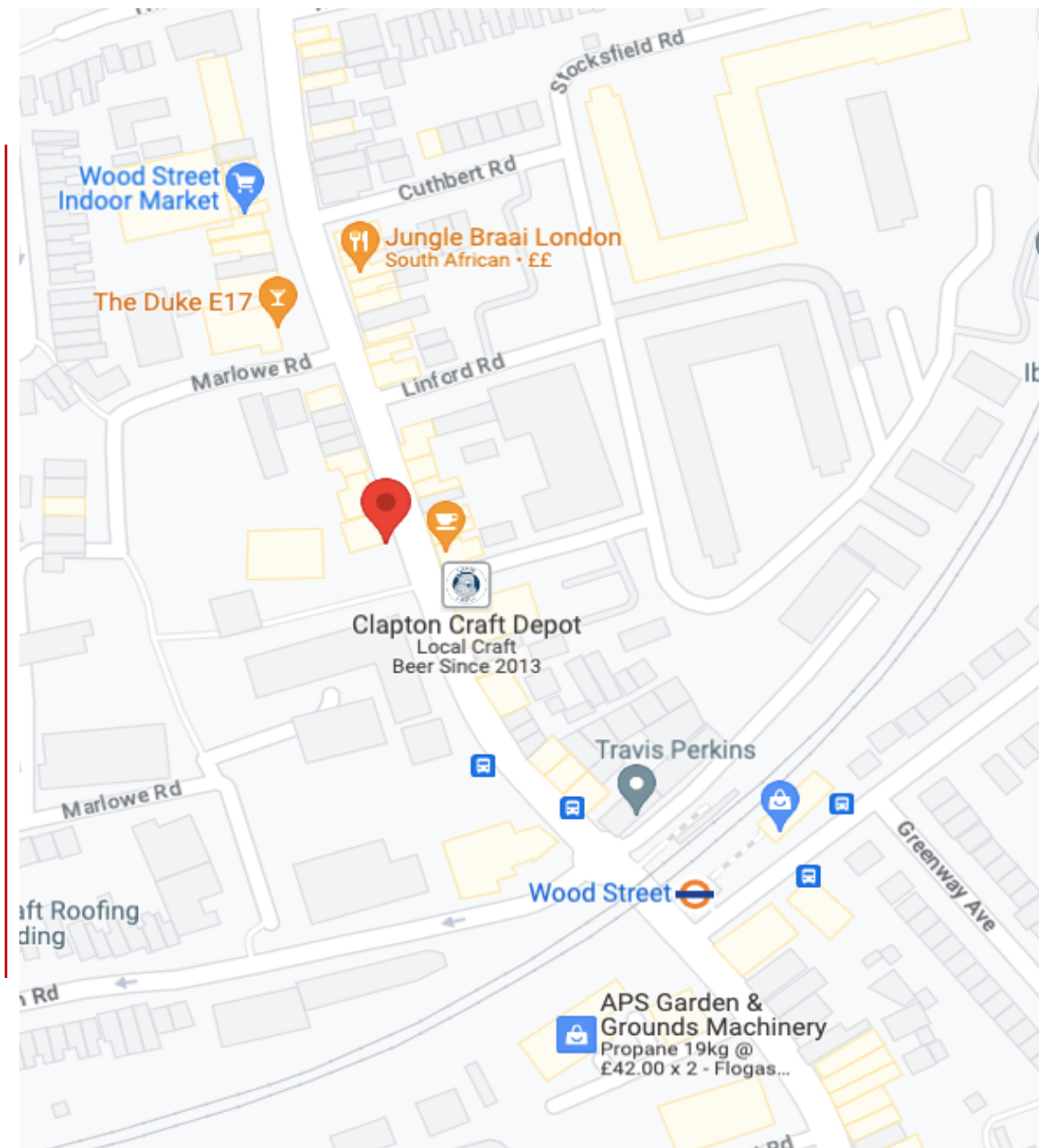
The area has undergone a substantial transformation over recent years with a diverse mix of boutique retailers as well coffee shops and restaurants opening.

The building is immediately adjacent to Coop whilst the Post Office is moments away.

Wood Street (Zone 4 Overground) station is within very easy walking distance providing quick and easy access to the Liverpool Street (20 minutes) and Chingford (8 minutes).

Bus route W16 Chingford Mount to Leytonstone Station/Grove Green Road passes immediately outside the building.

\* Information provided by TfL.



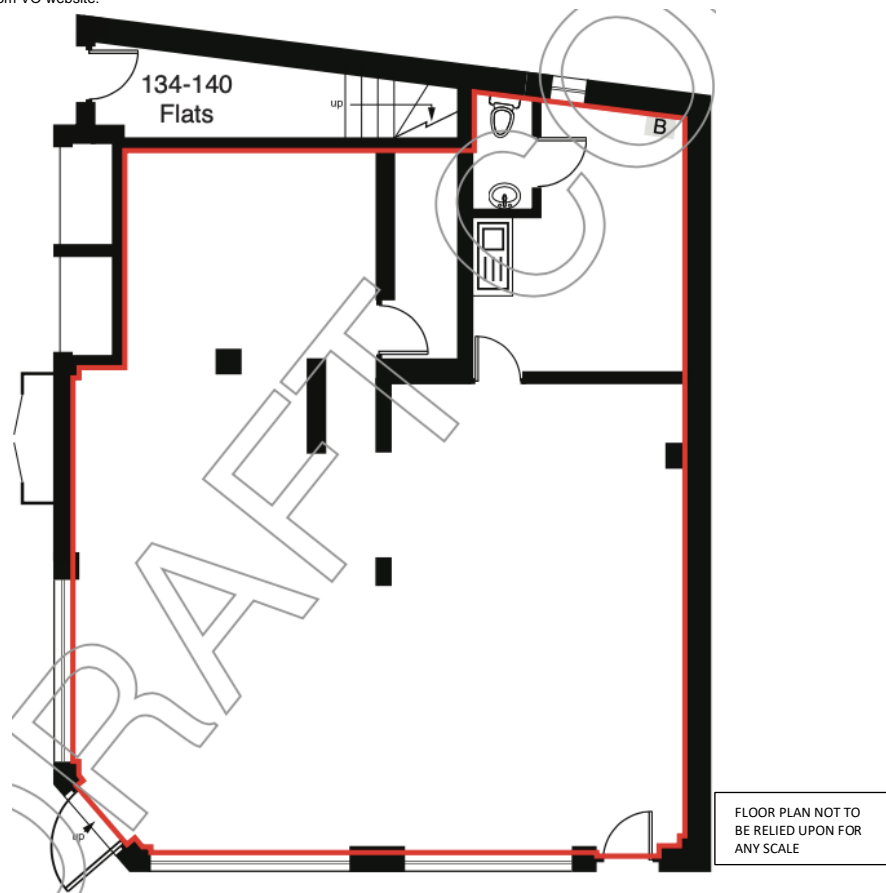


## Accommodation

Available accommodation comprises of an open plan ground floor lock up commercial unit with rear stores, WC and kitchenette as per the attached floor plan.

Overall the unit is in reasonable condition with an approximate floor area of 1,019 sq.ft. (94.67 sq.m.).

NB. Floor area taken from VO website.



## Terms

### Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed. Rent upon application.

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, Service Charge & Buildings Insurance

Upon application.

### Legal Costs

Ingoing Tenant to be responsible both parties reasonable 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 prior arrangement via sole agents.

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

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