

# ADAM STEIN & Co

COMMERCIAL • PROPERTY • CONSULTANTS

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**AVAILABLE ON A SHORT TERM BASIS ONLY**



**GROUND FLOOR COMMERCIAL UNIT**  
**TO LET**  
**USE CLASS E V**  
**40 WOODFORD AVENUE**  
**GANTS HILL**  
**IG2 6XG**  
**410 sq.ft.**  
**(38.09 sq.m.) GIA**

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).

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

## Location

The building is located in a secondary retail parade on the Woodford Avenue (A1400) close to its junction with Gaysham Avenue and immediately adjacent to Gants Hill Central Line station providing fast and convenient access to the City and West End.

Approximate Central Line journey times as follows \*:

Gants Hill to Liverpool Street – 21 minutes

Woodford to Oxford Circus – 31 minutes

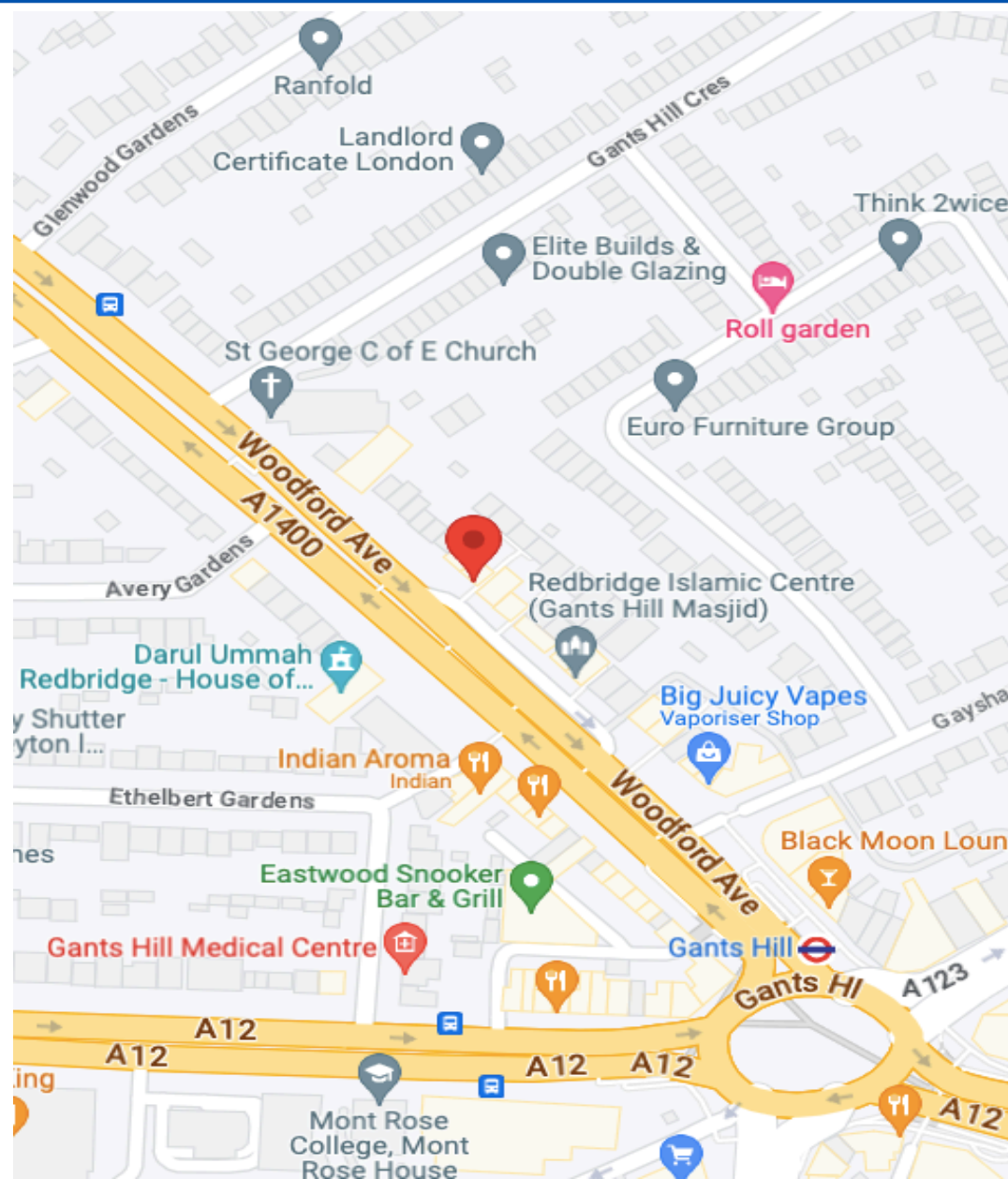
Additionally the building is served by the following bus routes:

123 – Lordship Lane to Hainault Street

179 – Chingford Station to Hainault Street

462 – Limes Farm/Copperfield to Hainault Street

\* Information provided by TfL.



## Accommodation

The available accommodation comprises of a self contained ground floor lock up shop/office divided to provide a main sales/open plan area to the front together with rear ancillary, single WC and kitchenette.

The unit is in very good decorative order having been recently redecorated and has an approximate gross floor area of 410 sq.ft. (38.09 sq.m.).

## User

The premise currently benefit within Class E use. It should be noted that restaurant use will not be permitted.



## Terms

### Tenure

A lease outside the L & T Act is available directly from the Freeholder for a term of up to 3 years subject to a Landlords rolling 6 month redevelopment break clause from the end of the 2<sup>nd</sup> year.

### Rent

£18,000 per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days. 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 to LBoRedbridge in this regard.

### Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

### Service charge

To be confirmed.

### Building insurance

To be confirmed.

### EPC

To be provided.

### Possession

Immediately upon completion of legal formalities or sooner by arrangement.

### 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.

### Viewing

Strictly by prior arrangement via Freeholders sole agents: