

**GROUND FLOOR COMMERCIAL
PREMISES WITH 3x BEDROOM SPLIT
LEVEL MAISONETTE ABOVE**

**FOR SALE WITH PLANNING
PERMISSION TO DEVELOP**

**13/13a JUBILEE PARADE
SNAKES LANE EAST
WOODFORD GREEN
IG8 7QG**

FREEHOLD FOR SALE WITH P/P

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 south side of Snakes Lane East directly opposite the Clarendon Grove junction and moments from Woodford Central Line underground station .

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.

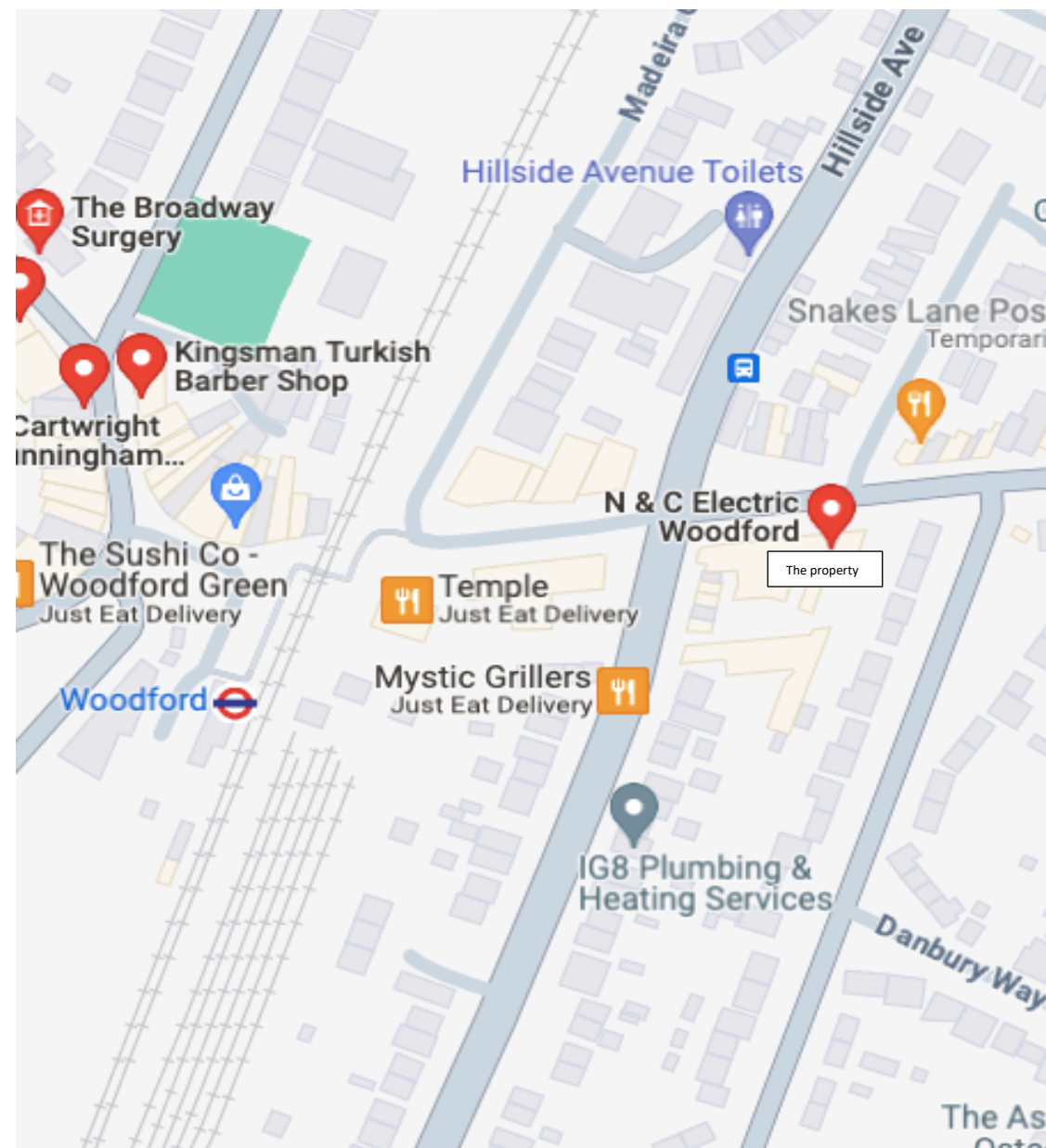
Approximate Central Line journey times as follows *:

Woodford to Liverpool Street – 25 minutes

Woodford to Oxford Circus – 34 minutes

Bus route 275 connecting Walthamstow Central to Barkingside stops directly outside the building.

* Information provided by TfL.



Accommodation

The building comprises of a mixed use building situated within a well established secondary parade as follows:

Ground floor

A commercial unit with E class use of 1,855 sq.ft (172.33 sq.m.) GIA divided into two separate areas. The unit is in reasonable condition and benefits from a WC, kitchenette, double glazed shop front with electrically operated roller shutter and laminate flooring throughout.

We understand the unit was most recently used as a photographic studio.

* Floor areas provided by Freeholder

First & Second floors

Comprising of a self contained 3x bedroom apartment with rear access via a private roof terrace. The apartment is in reasonable decorative order.

Planning Permission

Planning permission was recently granted under Planning Application number 1813/22 to demolish the existing ground floor rear extension/storage area and erection of a two storey single dwelling one bedroom house with associated amenity space, cycle parking and refuse storage. Full details available upon request.

Terms

Tenure

Freehold. Offers are sought in region of £750,000 with full vacant possession upon completion.

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 arrangement via this office or via our joint agents as below:



Tel: 020 8226 0071



GROUND FLOOR SALES AREA

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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GROUND FLOOR REAR STUDIO/OFFICE

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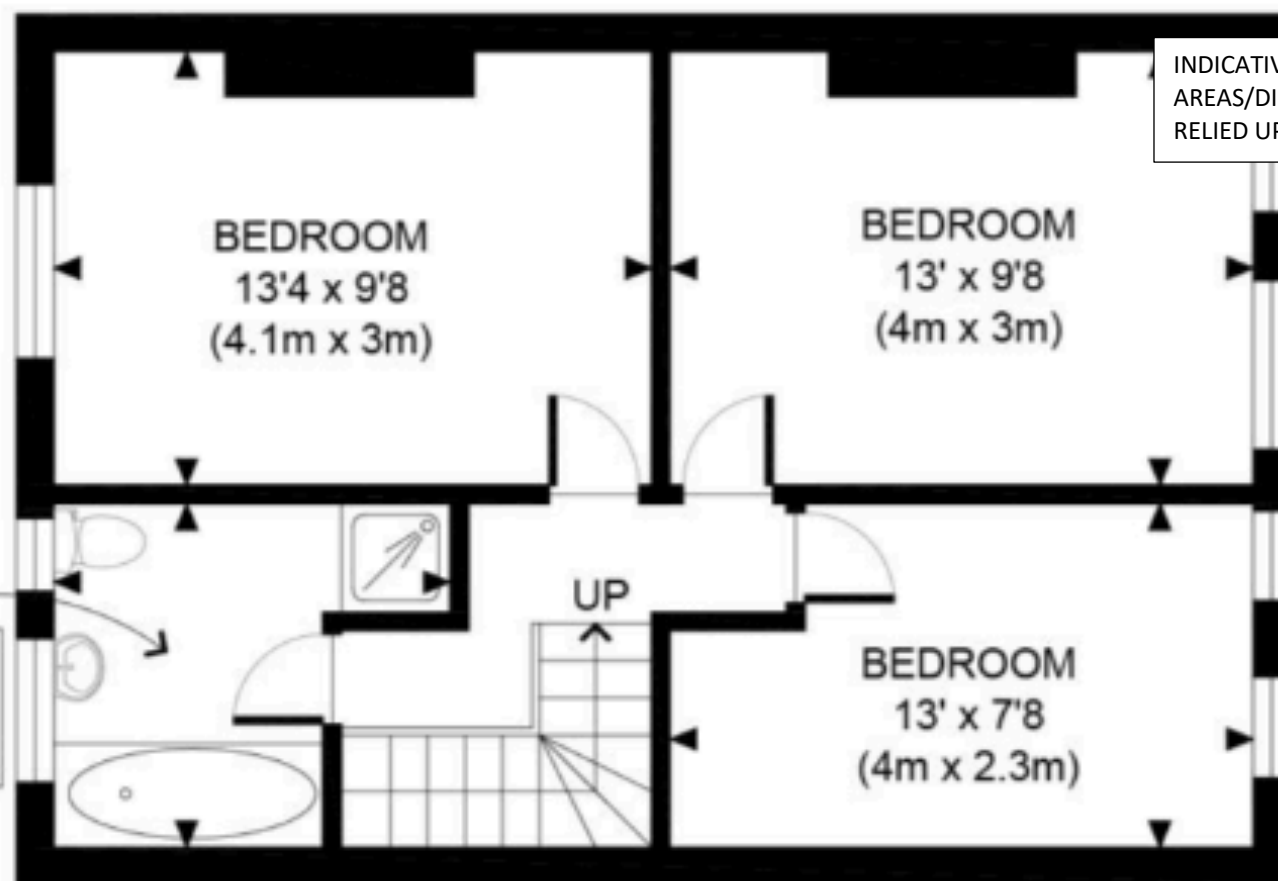
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INDICATIVE FLOOR
AREAS/DIMENSIONS
NOT TO BE RELIED
UPON FOR ANY SCALE

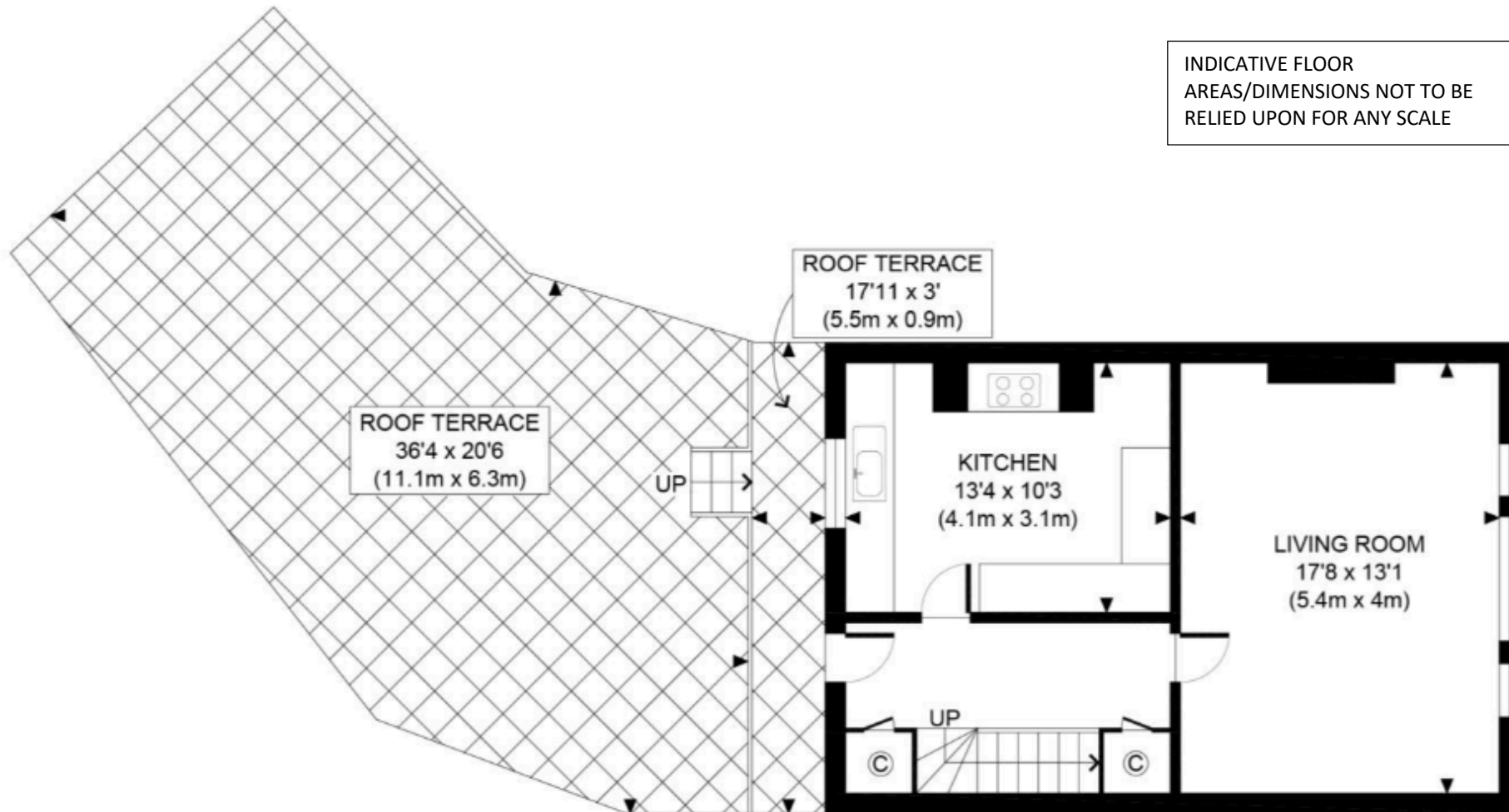


INDICATIVE FLOOR
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BATHROOM
8'10" x 7'8"
(2.7m x 2.3m)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 475 SQ FT

INDICATIVE FLOOR
AREAS/DIMENSIONS NOT TO BE
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 474 SQ FT

