

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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LEASE TO ASSIGN

GROUND FLOOR LOCK UP SHOP TOGETHER
WITH A SELF CONTAINED UPPER PART AND
REAR STUDIO FLAT

186 HIGH ROAD
WOODFORD GREEN
IG8 9EF

376 sq.ft. (34.9 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).

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Location

The building is located in a well known secondary mixed use parade on the High Road Woodford Green close to the St Albans Road junction and opposite Tesco Metro. This location benefits from an extremely high volume of vehicular traffic passing throughout the day.

South Woodford Underground Station (Central Line Zone 4) is within walking distance providing the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, the High Road is served by the following bus routes:

179 – Chingford to Ilford

W13 – Leytonstone to Woodford Green

N55 – Woodford Green to Oxford Circus

*Information provided by TfL



Accommodation

Available accommodation comprises of a ground floor lock up shop together with a large duplex apartment and a studio flat to the rear.

We understand the shop has been trading as 'Hair 186' unisex hair salon for approximately 20 years.

The duplex is divided into 4x large rooms, 2 bathrooms and a kitchen. To the rear of the building is a small yard capable of accommodating two vehicles.

We are advised that the duplex and studio are sublet by way of AST agreements and producing £1,850 pcm and £600 pcm respectively.

The building is in very good overall condition with the ground floor shop having an approximate floor area of 376 sq.ft. (34.93 sq.m.).

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.



Terms

Tenure

Leasehold. The premises are available by way of an assignment of our clients 15 year lease to expire 22 January 2028 without further review. The lease is contracted inside of the 1954 L & T Act.

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.

Rental

£34,500 per annum exclusive. **PREMIUM UPON APPLICATION.**

Business rates

Interested parties are advised to make their own enquiries in this regard.

Service charge & Buildings insurance

To be confirmed.

EPC

EPC's will be available shortly.

Legal costs

Both parties reasonable legal costs including the Freeholders costs are to be borne by the ingoing Tenant.

Possession

Immediately upon completion of legal formalities.

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 appointment via sole agents.

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