

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**PRIME RETAIL UNIT TO LET
ADJACENT TO NISA EXTRA
AND TESCO EXPRESS**

**189 MANFORD WAY
HAINAULT
IG7 4DJ**

834 sq.ft. (77.48 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

Hainault is a popular suburb located some 12.5 miles north-east of Central London with the London Borough of Redbridge. The premises form part of a highly important local parade below residential upper parts on the north side of Manford Way in the heart of Hainault.

The parade itself comprises over 30 retail units including Boots the chemist, Wenzels, Tesco Express and one of the busiest Nisa Extra stores in the UK as well as a variety of independent traders.

Hainault underground station (Zone 4) and Grange Hill underground station (Zone 4) are within walking distance offering quick and easy access to the City and West End.

Additionally, the area is served by bus route 462 Limes Farm/Copperfield to Hainault Street, Ilford.

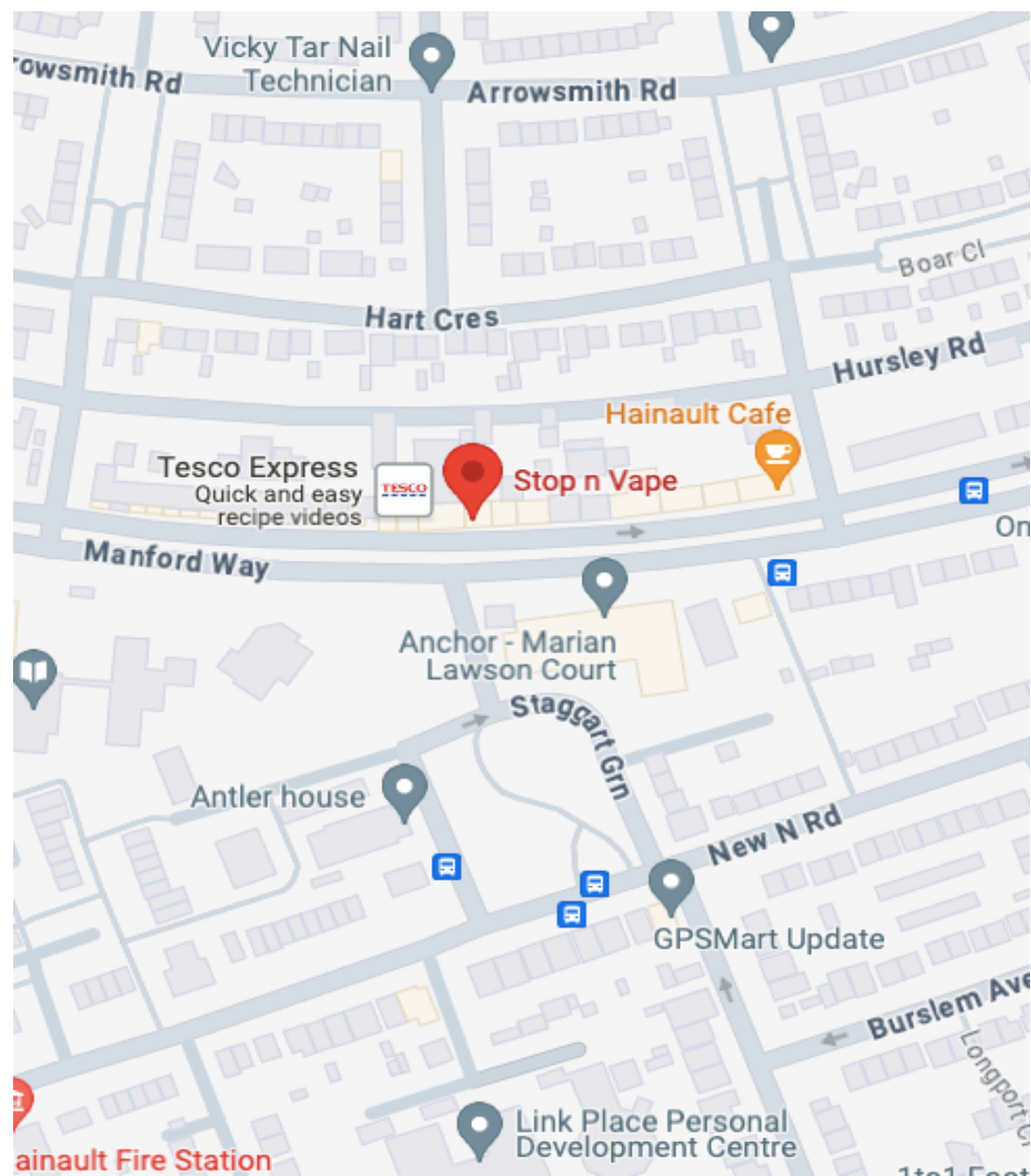
*Information provided by TfL

Accommodation

Available accommodation comprises a mid terrace ground floor commercial unit rectangular in shape and falling under class E(a) 'Display or retail sale of goods, other than hot food'.

The unit has recently been fitted out to provide for an open plan sales area with 2x store rooms, 2x WCs and a small demised rear yard accessed via a service road.

The unit appears to be in overall good decorative order with an approximate floor area of 844 sq.ft. (77.48 sq.m.).



Terms

Tenure

Leasehold.

An assignment of our clients 10 year lease to expire 26 March 2029 contracted inside the security provisions of 1954 Landlord & Tenant Act at the current passing rental of £16,500 per annum is available.

The lease is subject to a rent review 27 March 2024.

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

Premium

Upon application.

Permitted Use

The lease permits 'use as a retail shop for the sale of electronic cigarette products and accessories thereto'.

Alternative uses may be considered although it should be noted that the Freeholder has a non competing clause across the entire parade.

Rental deposit

The Assignee will be required to provide a rental deposit of not less than 6 months rental (£8,250) on completion.

Business rates

We understand the business rates payable are £6,736.50 for the current year. Interested parties are advised to make their own enquiries.

Service charge

To be advised.

Buildings insurance

£197.02 for the current year to 30 September 2024.

Possession

Immediately upon completion of legal formalities.

Legal costs

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

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.

EPC

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Viewing

Strictly by prior appointment via this office.

