

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**RARELY AVAILABLE DEVELOPMENT OPPORTUNITY  
IN THE HEART OF WALTHAMSTOW**

**SELF CONTAINED UPPER PART  
WITH PLANNING PERMISSION**

**FOR SALE**

**108 WOOD STREET  
WALTHAMSTOW  
E17 3HX**

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

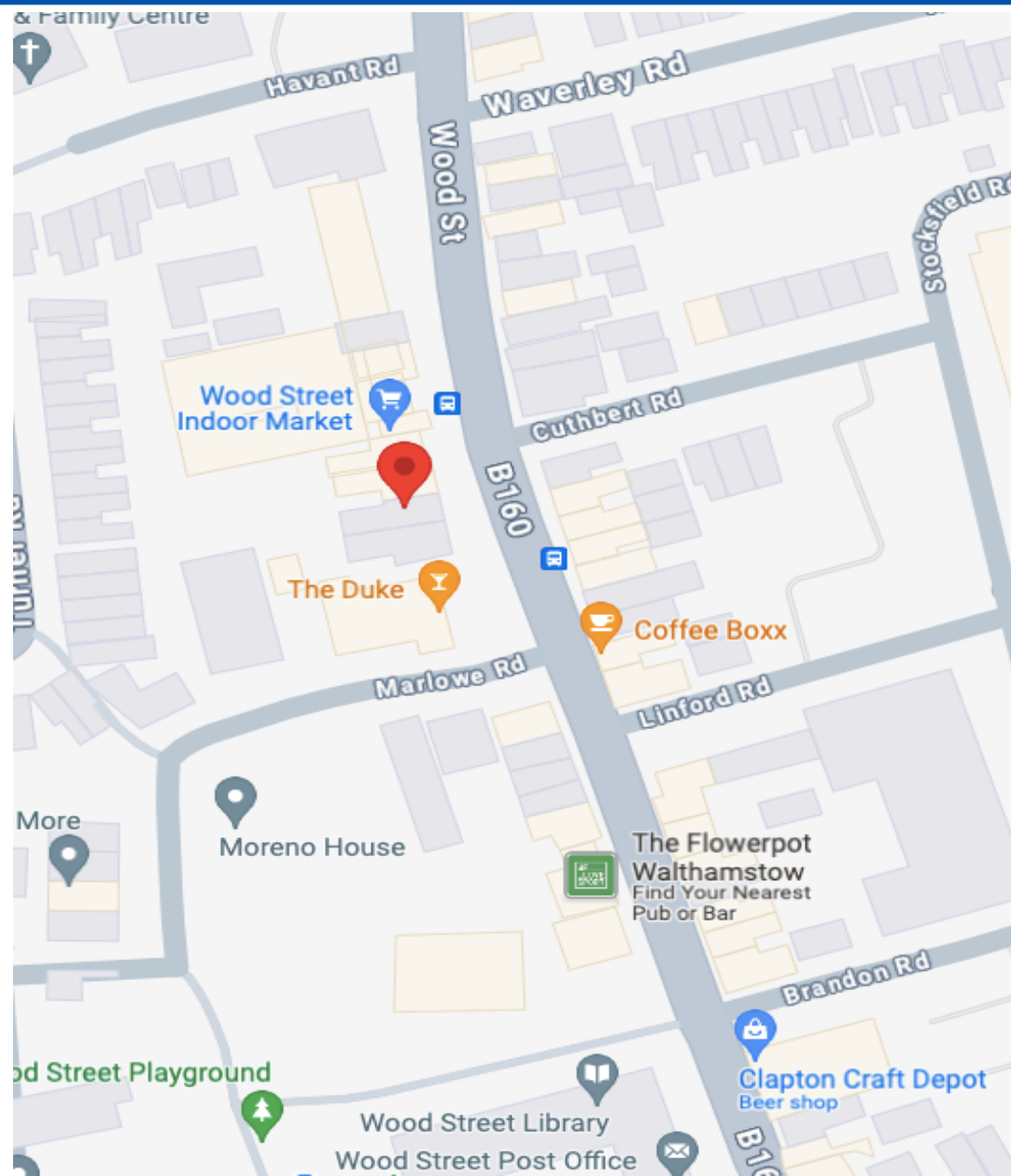
The building is located on the west side of Wood Street opposite the junction with Cuthbert Road in a prime position.

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

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 a self contained two storey upper part with direct street access via its own front door.

The unit has been stripped back to a developers shell with the following approximate floor areas:

	Sq.ft.	Sq.m.
First floor	810	75.24
Second floor	820	76.17
<b>Total</b>	<b>1,630</b>	<b>151.42</b>

\* Floor areas provided by Freeholder

## Planning

Under planning reference number 221774 permission has recently been granted for extensions and alterations for change of use from a dental practice to 3x self contained residential units with conditions as follows:

Unit 1 first floor (2 bed) - 764 sq.m.(71 sq.m.)

Unit 2 second floor (1 bed) – 427 sq.ft. (39.7 sq.m.)

Unit 3 second/third floor (1 bed) – 640 sq.ft. (59.5 sq.m.)

A copy of the decision notice and supporting documentation is available upon request.

## Terms

### Tenure

A new 125 year lease is available directly from the Freeholder.

### Price

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.

### Legal costs

Each party to be responsible for their own 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.

### Viewing

Strictly by prior arrangement via Vendors sole agents.

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