



**GROUND FLOOR  
COMMERCIAL UNIT  
TO LET**

**126c GEORGE LANE  
SOUTH WOODFORD  
E18 1AD**

**351 sq.ft. (32.61 sq.m.) 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).



## Location

South Woodford is a popular suburb located approximately 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road. George Lane forms the main commercial thoroughfare with the subject property located at on the George Lane/Marlborough Road junction moments from South Woodford Underground Station (Central Line Zone 4) offering the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, George Lane is served by bus routes: 179 (Chingford to Ilford), W12 (Walthamstow to Wanstead), W13 (Leytonstone to Woodford Green), W14 (Clayhall to Leyton Mills) and N55 (Woodford Green to Oxford Circus)

\*Information provided by TfL

This is an extremely busy and vibrant location with the building being in a mixed use parade between the junctions of Cleveland Road and Marlborough Road. Nearby occupiers include Starbucks, KFC, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots and Odeon Cinema as well as a host of banks, building societies, independent boutiques, coffee shops, cafes and restaurants.



## Accommodation

Available accommodation comprises of a self contained ground floor commercial unit most recently trading as a retail shop but suitable for offices, medical, tuition centre (subject to obtaining a planning permission where necessary).

The unit is essentially open plan with a small rear storage area, and single disabled WC.

The suite is in good decorative order with an approximate floor area of 351 sq.ft. (32.61 sq.m.).

## Amenities

- \* George Lane location
- \* Window frontage
- \* Air conditioning (not tested)
- \* Electrically operated roller shutter
- \* Single WC
- \* Suspended ceiling

## User

We understand the premises currently benefit within Class E use. It should be noted that restaurant use will not be permitted.

## Terms

### Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder at a quoting rental of £20,000 pax subject to period rent reviews where necessary.

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

Payable by the Tenant

### Legal costs

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

### Service charge & 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 F & F in these particulars does not imply they are in full and efficient working order.

### Viewing

Strictly by prior arrangement via Freeholders sole agents.