

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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GROUND FLOOR COMMERCIAL UNIT
OVERLOOKING SOUTH WOODFORD
UNDERGROUND STATION

TO LET

97 GEORGE LANE
SOUTH WOODFORD
E18 1AN

433 sq.ft. (40.23 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

South Woodford is a popular suburb located some 8 miles north east of Central London. A406 North Circular Road providing easy access to M11, A12 and A10 is close by whilst South Woodford underground station (Central Line Zone 4) offering quick and easy access to the City and West End is moments away.

Approximate journey times from South Woodford station as follows:

Liverpool Street – 19 minutes

Oxford Circus - 29 minutes

Epping – 17 minutes

Information provided by TfL

This is an extremely busy and vibrant area with nearby occupiers including Starbucks, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, GAILS, Boots, Promoworx, Odeon Cinema and Barclays bank as well as a host of independent boutiques, coffee shops and restaurants.

The subject property forms part of a prime mixed use parade in the heart of South Woodford immediately opposite the entrance to South Woodford Underground station.



Accommodation

The available accommodation comprises of a ground commercial premises with Class E use.

The unit is essentially open plan although it has been divided into 2x half shops one being an aesthetics clinic with the other being a café/coffee shop.

The unit is in very good decorative order with the following areas/dimensions:

Dimensions

Internal width	17'2"	5.23m
Shop depth	23'	7.01m
	Sq.ft.	Sq.m.
Ground floor sales WC	433	40.22

Floor areas provided by third party

Amenities

Superb location directly opposite South Woodford station

Double glazed shop front

Air conditioning (not tested)

Suspended ceiling

Alarm (not tested)

Immediately available



Terms

Tenure

Leasehold. The premises are available by way of an assignment of our clients 20 year lease (inside L & T Act) to expire 18 January 2029 subject to 5 yearly rent reviews at the current passing rental of £20,000 per annum exclusive.

We understand a new lease is available if required subject to covenant.

PREMIUM 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.

Business rates

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

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Legal costs

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

Agency fees

The Assignee will be responsible for Adam Stein & Co Ltd, agency fee of £1,750 plus VAT.

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 124E

Viewing

Strictly by prior arrangement via sole agent Adam Stein & Co. Ltd.