



**MIXED USE
PART INCOME PRODUCING
FREEHOLD INVESTMENT
FOR SALE
102-104 SNAKES LANE EAST
WOODFORD GREEN
IG8 7HX**

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

The building is located on the east side of Snakes Lane East at the junction with Prospect Road and a short walk from Woodford station and The Broadway. The town centre itself offers a varied range of local amenities mainly comprising of independent retailers as well as a healthy number of cafes and restaurants making this an extremely vibrant location.

Woodford benefits from excellent transport connections and is serviced by the A406 North Circular Road, A12 and M11 Motorway and is within Zone 4 of the Central Line offering quick and easy access to the City and West End.

Approximate Central Line journey times as follows *:

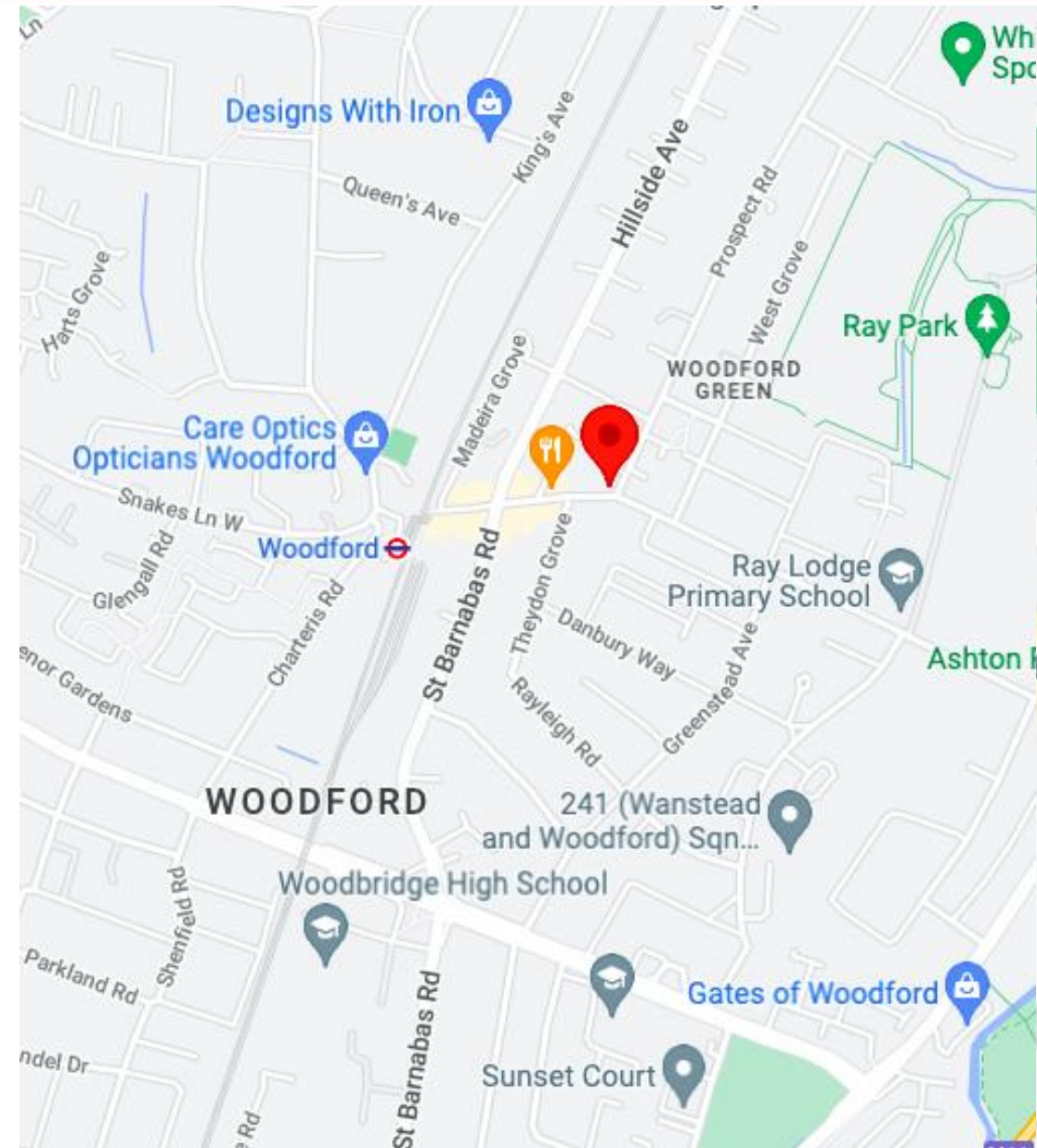
Woodford to Liverpool Street – 25 minutes

Woodford to Oxford Circus – 34 minutes

Woodford to Epping – 14 minutes

Bus route 275 connecting Walthamstow Central to Barkingside passes directly outside the building.

* Information provided by TfL



Accommodation

The subject property comprises a mid terrace ground floor double fronted shop together with two self contained 2x bedroom flats over ground and first floors as follows:

Retail 102-104 Snakes Lane East, IG8

Ground floor shop let to Sal Beauty Hair Limited with a directors personal guarantee and rental deposit for a term of 15 years from 10 May 2023 at a rental of £25,000 per annum exclusive.

The premises extend to 815 sq.ft. (75.75 sq.m.) and the lease provides for upward only rent reviews on 10 May 2028 and 2033.

Flat 102a Snakes Lane East IG8 - unmeasured

Two bedroom split level flat over ground and first floors with rear access via a private yard. We understand the premises are in reasonable overall condition and occupied to two individuals by way of a period tenancy at a rental of £1,000 per calendar month.

Flat 104a Snakes Lane East IG8

Vacant two bedroom/two reception split level flat over ground and first floors with rear access via a private yard. The unit has an approximate Gross Internal Floor area (GIA) of 800 sq.ft. (74.32 sq.m.) and will require some modernisation.

We are advised by local letting agents that the estimated rental value (ERV) of a 2x bedroom split level flat is currently in the order of £1,600 per calendar month.

Terms

Tenure

Freehold. Offers are sought in excess of £850,000 subject to the aforementioned Tenancies of 102a flat and the ground floor shop.

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.

EPC

102-104 – 46B

102a – 55D

104a – 60D

Consumer Protection & Money Laundering Regulations

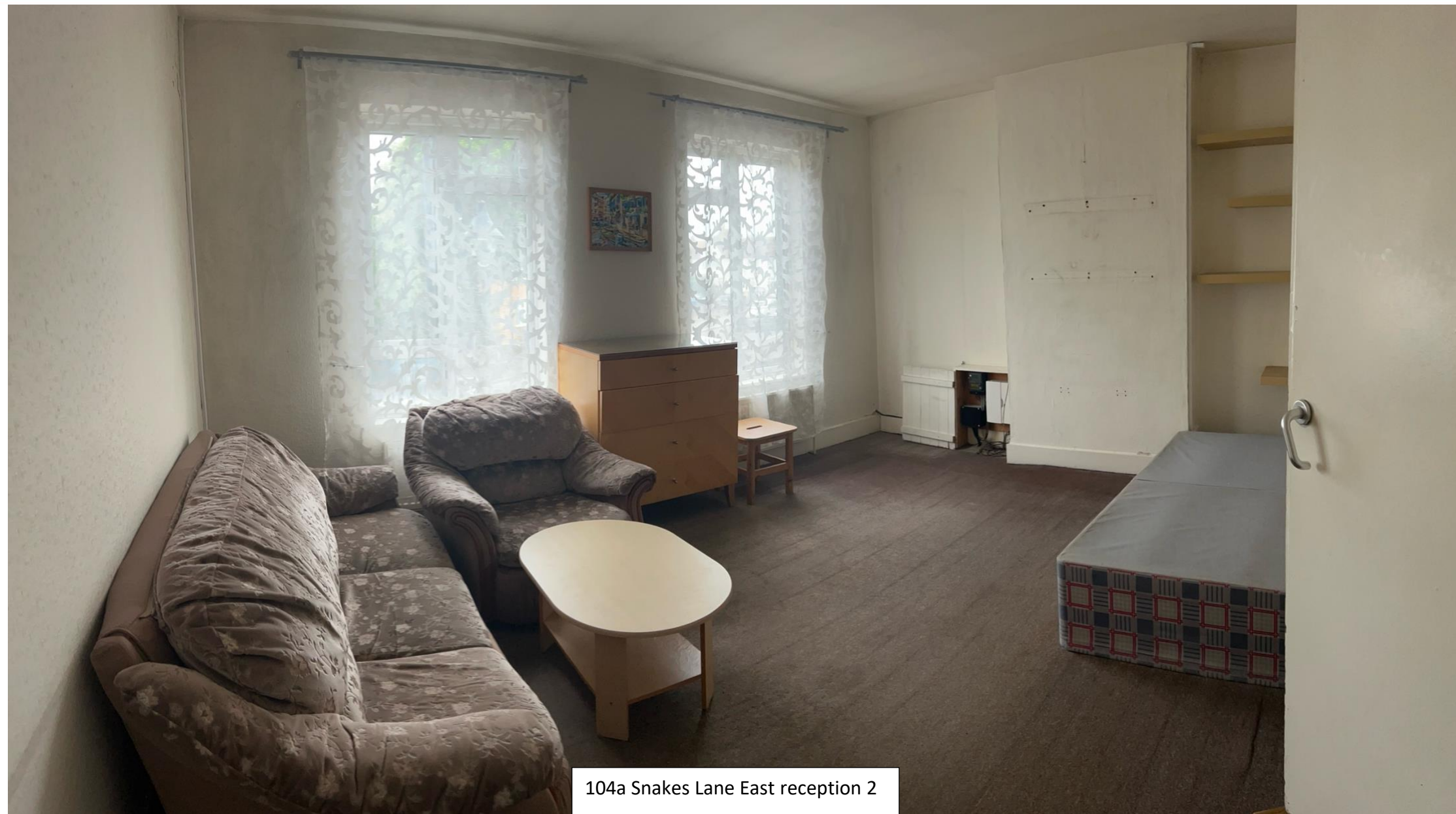
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

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 arrangement via Vendors sole agents.



104a Snakes Lane East reception 2



104a Snakes Lane East reception 1