

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**\* DRAFT \***  
**130 SNAKES  
LANE EAST  
WOODFORD  
GREEN  
IG8 7HZ**

**FORMER BEAUTY  
SALON**

**TO LET**

**ADJACENT TO  
VERY BUSY  
LONDIS  
SUPERMARKET**

**690 sq.ft.  
(64.10 sq.m.) GIA**

## Location

The building is located on the east side of Snakes Lane East 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.

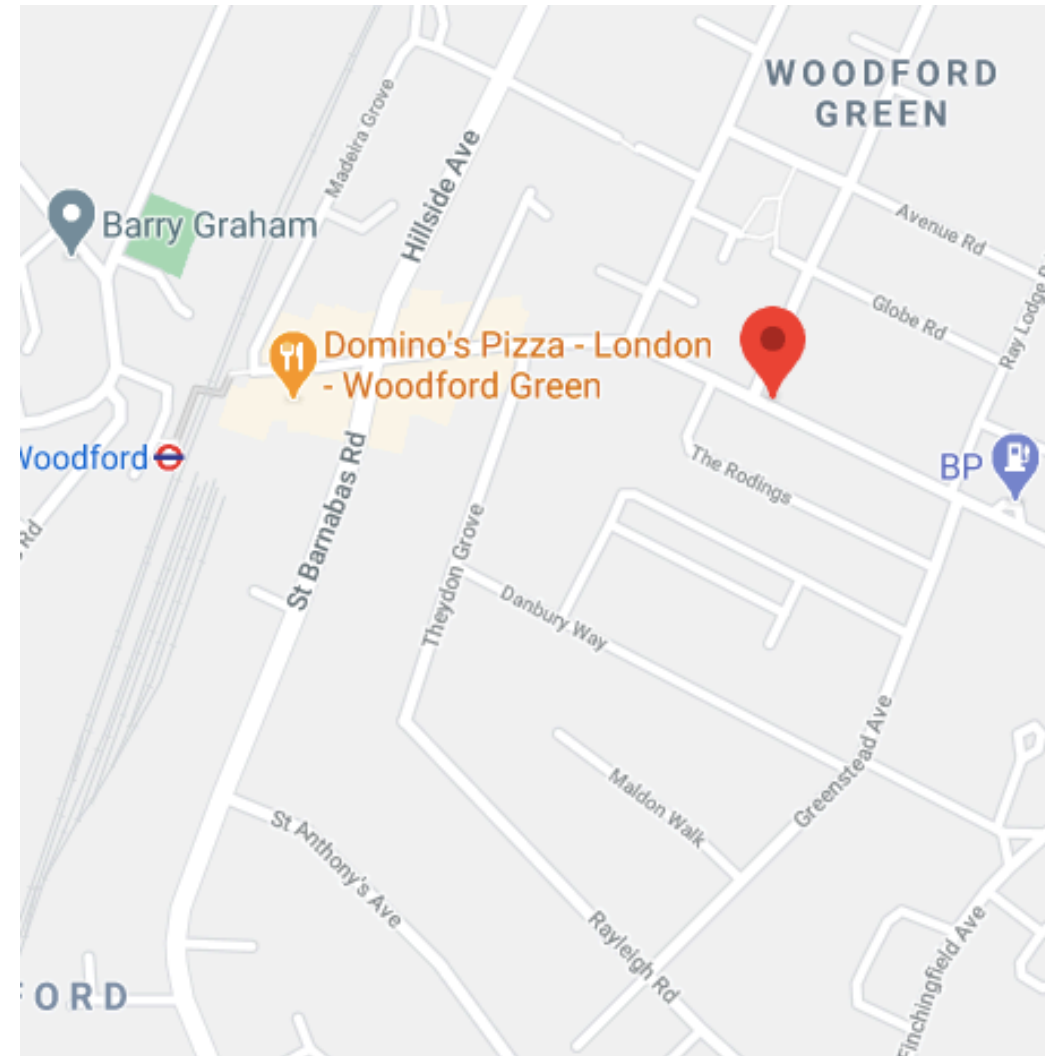
Approximate Central Line journey times as follows \*:

Woodford to Liverpool Street – 25 minutes

Woodford to Oxford Circus – 34 minutes

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

\* Information provided by TfL.



## Accommodation

Available accommodation comprises of a single fronted ground floor lock up shop formerly trading for many years as 'Naina's Beautybox and Aesthetic's salon'. The unit is essentially open plan although it has been divided using stud partitioning into 4 separate treatment rooms, reception area, WC and kitchenette.

To the rear is a small private courtyard garden.

Overall the decorative condition is reasonable. The unit has an approximate gross internal floor area of 690 sq.ft. (64.10 sq.m.)\*.

\* Floor areas taken from VO website.

## Amenities

- \* Adjacent to a busy Londis minimarket
- \* Former beauty salon
- \* Window frontage
- \* Electrically operated roller shutter
- \* Single WC
- \* Kitchenette
- \* Immediately available



## Terms

### Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder **outside** of the L & T Act for an initial term of 10 years subject to rent review on the 5<sup>th</sup> anniversary.

### Rent

£17,500 per annum exclusive.

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.

### Service charge

To be charged on an Ad-hoc basis.

### Building insurance

Tenant to pay an appropriate proportion.

### Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

## Possession

Immediately upon completion of legal formalities.

## Planning

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

## EPC

An EPC will be available shortly.

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

## Viewing

**Strictly** by arrangement via sole agents as above.