

PRIME GROUND FLOOR UNIT TO LET

110-112 GEORGE LANE
SOUTH WOODFORD
E18 1AE

1,915 sq.ft. (177.91 sq.m.)
Plus basement of 537 sq.ft.
(49.89 sq.m.)
and ample car parking



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:

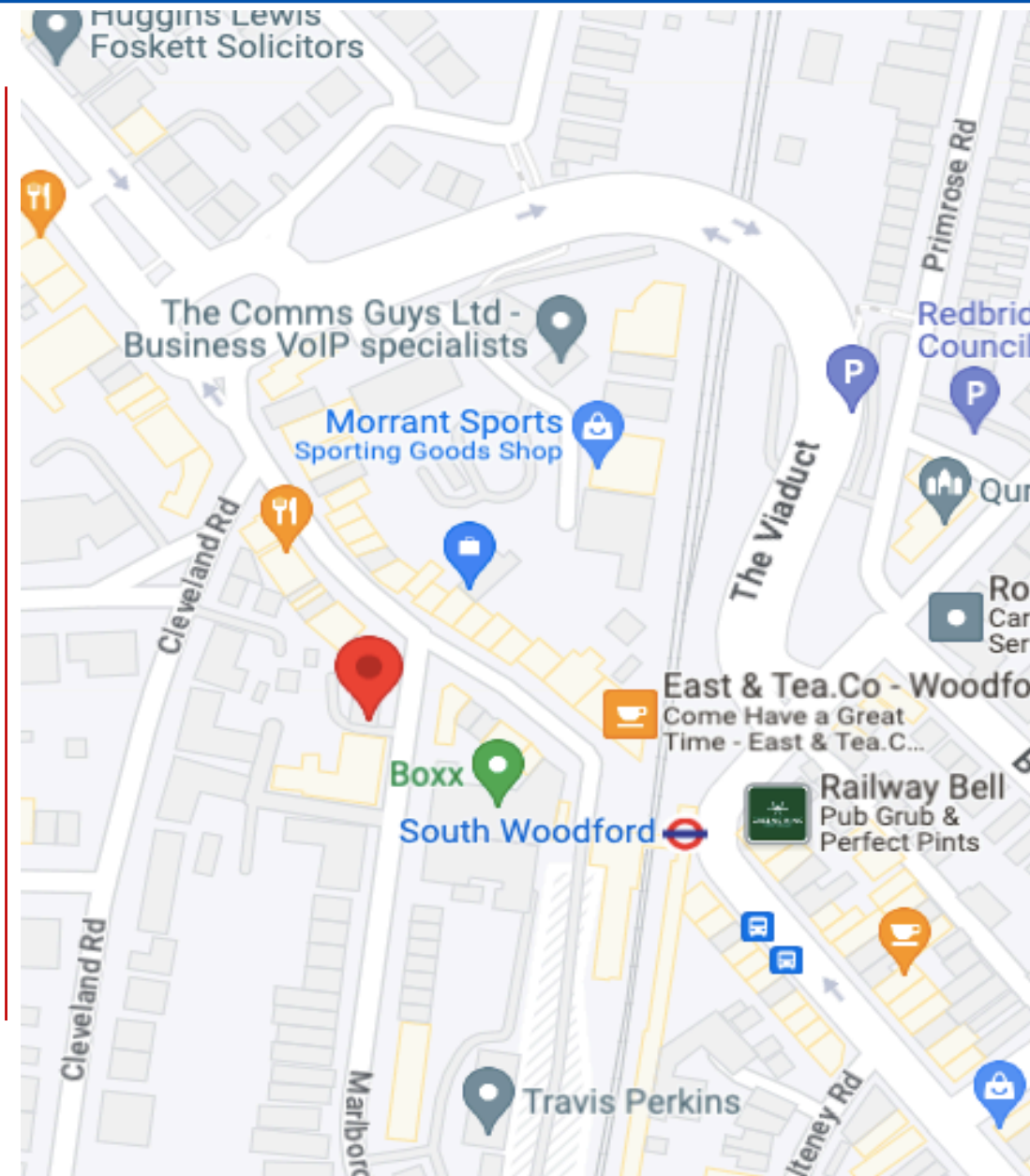
South Woodford to Liverpool Street – 19 minutes

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 nearby occupiers including 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

The available accommodation comprises of a Grade II listed former banking hall over ground and basement floors. Ground floor is essentially open plan with the basement divided into a series of rooms.

There are 6 demised car parking spaces in a private car park at the rear of the building and the unit is DDA compliant with a separate disabled access from Marlborough Road.

The unit will require modernisation.

Approximate floor areas as follows:

Ground floor sales	1,595 sq.ft.	(148.18 sq.m.)
Ground floor ancillary	320 sq.ft.	(29.73 sq.m.)
Basement ancillary	537 sq.ft.	(49.89 sq.m.)

* Floor areas provided by Landlord.

User

The premise 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 for a term to be agreed subject to period rent reviews where necessary.

Rent

Upon application. The building is not elected for VAT.

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

Rateable value £65,000. Business rates payable £30,111.35 for the current year. Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

Legal costs

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

Service charge and 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

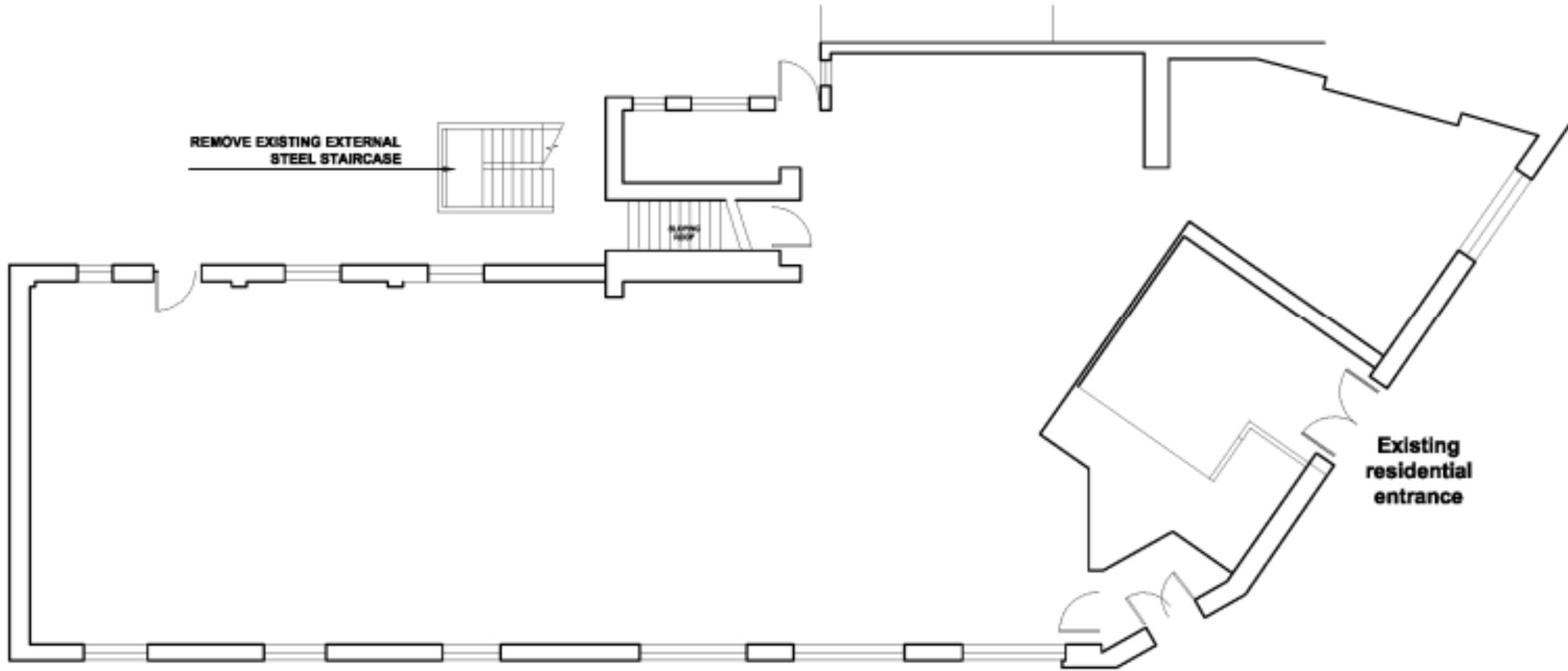
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Freeholders sole agents:



INDICATIVE GROUND FLOOR PLAN FOR GUIDANCE PURPOSES ONLY NOT TO BE RELIED UPON FOR ANY SCALE