

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**107a GEORGE LANE  
SOUTH WOODFORD  
LONDON  
E18 1AN**

**COMMERCIAL GROUND FLOOR  
TO LET**

**971 sq.ft.  
(90.21 sq.m.)**

## Location

South Woodford is a popular suburb located some 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 for the area with the subject property being located opposite South Woodford Underground Station (Central Line Zone 4) benefitting from 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 the following bus routes:

179 – Chingford to Ilford

W12 – Walthamstow to Wanstead

W13 – Leytonstone to Woodford Green

W14 – Clayhall to Leyton Mills

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, Nationwide Building Society and the Odeon Cinema as well as a host of independent boutiques, coffee shops and restaurants.



## Accommodation

The available accommodation comprises of a ground floor commercial unit most recently used as a fully fitted beauty and massage salon trading for over 20 years.

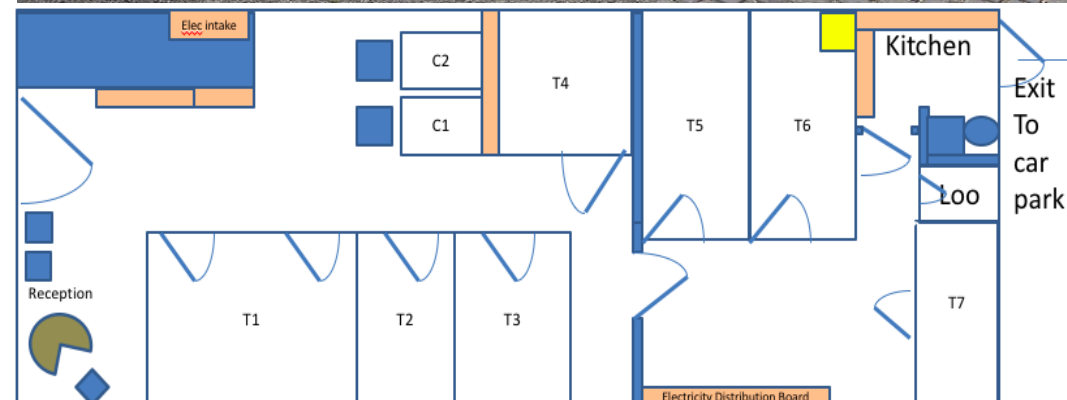
The unit is divided by way of stud partitioning into 7 private therapy rooms of varying sizes together with a reception/waiting area, WC and kitchen. To the rear of the building is a private car park capable of accommodating up to 4 vehicles.

The unit appears to be in very good decorative order and has an approximate Net Internal Floor Area (NIA) of 971 sq.ft. (90.21 sq.m.)

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

## Amenities

- \* Busy location opposite South Woodford station.
- \* Window frontage with electrically operated roller shutter
- \* Partitioned to provide 7x private rooms
- \* WC & Kitchenette
- \* Private car park
- \* Laminated flooring
- \* Suspended ceiling with inset diffused lighting
- \* Immediately available



Plan provided for indicative purposes only not to be relied upon for scale.

## Terms

### Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder on terms to be agreed.

### Rent on 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.

### Service charge & Buildings insurance

We understand that the Tenant will be required to contribute 19.89% towards the overall cost of the building in this regard.

### EPC

EPC rating D83.

### 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.

### Legal costs

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

### 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 arrangement via sole agents as above.