

Ref: S3

Ground Floor Lock Up Shop TO LET



Snakes Lane East, Woodford Green, Essex.

LOCATION:

The premises are located within this popular shopping area being close to Woodford's Central Line Station. Nearby traders include Pizza Hut, Coral Bookmakers, Dominos as well as many local independent traders.

Snakes Lane East joins up to Woodford Bridge at the junction with Chigwell Road which provides access to Chigwell in one direction as well as well as Charlie Browns Roundabout in the alternate which joins up to the A406 (North Circular).

DESCRIPTION: The premises comprise of a ground floor lock up shop with kitchen area, electric roller shutter, rear pedestrian access, being ideal for a variety of A1 retail trades.

The premises comprise the following:-

Retail area 586sqft (54.4 sqm)
Internal width 14 sqft (4.8 sqm) max
Shop depth 28 sqft (8.4m) max
Kitchen area
W.C.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **GROUND FLOOR LOCK UP SHOP TO LET**
- **RETAIL AREA 586 SQFT (54.4 SQM)**
- **MAXIMUM SHOP DEPTH 28 FT (8.4M)**
- **SUSPENDED CEILING**
- **AIR CONDITIONING**
- **CARPETING**
- **KITCHEN AREA**
- **W.C.**
- **REAR PEDESTRIAN ACCESS**

TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £16,500 p.a.x.

RATES PAYABLE: £7,259.43 p.a.

EPC RATING:

Energy Performance Certificate Non-Domestic Building	HM Government
98 Snakes Lane East WOODFORD GREEN IG8 7HX	Certificate Reference Number: 9020-7996-0302-2370-3054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



REFERENCES: Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenant

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL SURVEYORS LTD
020 8498 8080



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.