

TO LET - GROUND FLOOR 'E' CLASS CORNER COMMERCIAL UNIT
WITH BASEMENT CONVENIENTLY LOCATED CLOSE TO STATION.
70 GEORGE LANE, SOUTH WOODFORD, E18 1JJ
887 SQ.FT (82.40 M²)



Key Features

- Return Frontage
- Excellent Location

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

Contact:

Mukund Kataria
Mkataria@cliffords-estates.co.uk

Rajiv Kataria

Rajiv@cliffords-estates.co.uk

Location

The premises is situated a stone's throw away from South Woodford Station on George Lane at its junction with Pulteney Road, in the heart of South Woodford and is adjacent to the prominent high street. George Lane hosts a number of established shops for food and supermarkets such as KFC, Greggs M&S, International Supermarkets as well as the Galleria a local shopping mall. The A406 can be accessed within 5 minutes of the property via Mulberry Way, which can lead to the A12.

Accommodation

A corner 'E' class commercial premises at ground floor level with ancillary office/stores, male and female WC's, and basement accessible via trapdoor.

Sales Area	425 sq.ft (39.48 m ²)
Office/stores	260 sq.ft (24.15 m ²)
Basement	202 sq.ft (18.77 m ²)
Total	887 sq.ft (82.40 m²)

Lease Terms

By way of a new full repairing and insuring lease for a maximum term certain of two years to be contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954. Alternatively the property can be taken on an annual license basis.

Price

£15,000 per annum exclusive of all outgoings, payable either monthly in advance or quarterly in advance on the usual quarter days.

Rates

Rateable Value	£13,000
UBR 20/21	52p
Rates Payable	£6,760
Interested parties are advised to verify these figures and check whether they qualify for small business rates relief with Redbridge Council on 020 8708 4357	

VAT

VAT is not applicable in respect of this property.

Service Charge

Service charge is not applicable in respect of this property

Energy Performance Asset Rating

E	101	This is how energy efficient this building is
---	-----	-----------------------------------------------

Legal Costs

Each party to bear their own legal costs.



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



RICS

the mark of
property
professionalism
worldwide

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.