



LC

139 George Lane, London, Greater London, E18 1AN

1,149 Sq Ft (106.74 Sq M)

£45,000 P.A.X. Plus VAT

To Let

Prime Shop

Key Features

TILED FLOORING

TOUGHENED GLASS SHOP FRONT

3 PHASE AND GAS SUPPLY

BIN STORE TO THE REAR

2 AIR CONDITIONING UNITS

3 W.C'S

SPOTLIGHTS

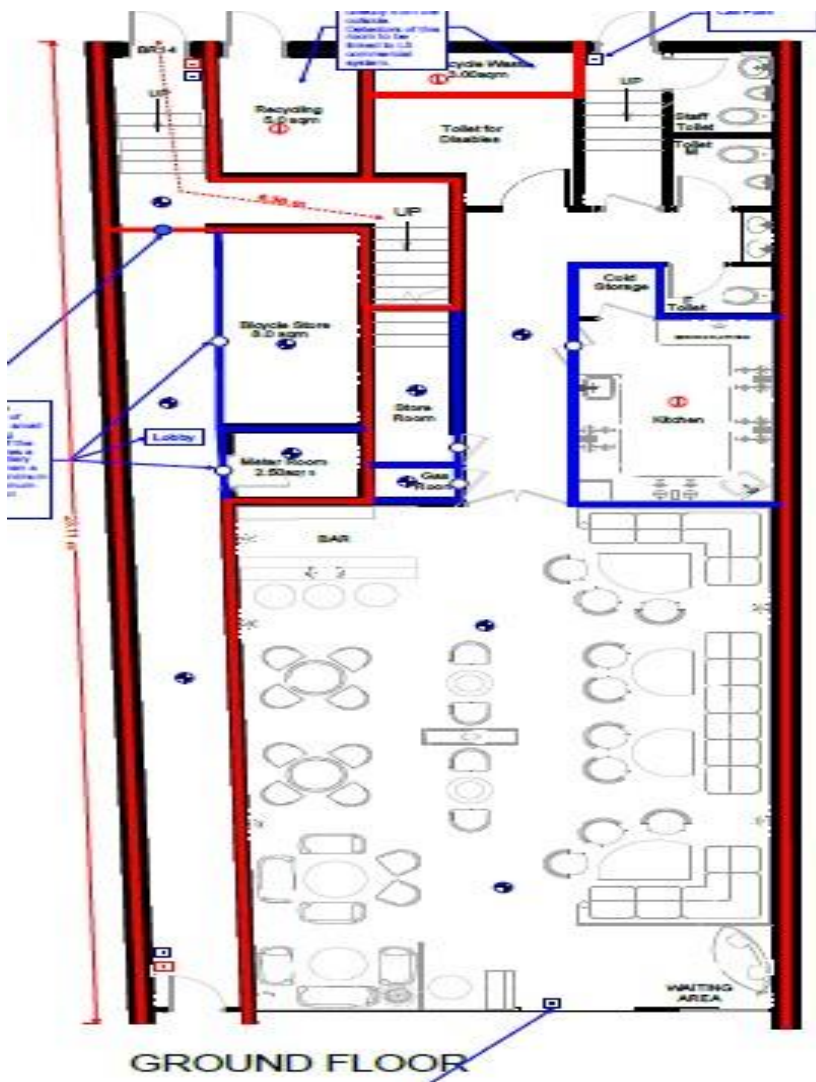
Property Description

The property is a new build retail premises that hasn't been occupied yet and is the former post office. It has a retail area of 1,149 sqft (106.75 sqm) plus ancil of 95 sqft (8.87 sqm). The property benefits from 3 W.C's tiled flooring, 3 phase power supply, gas supply, 2 x air conditioning units, rear electric shutter, toughened glass shop front and spotlights. The property is offered to let on a new FRI lease, the terms of which are to be agreed.

Location

The shop is in a prime location fronting George Lane opposite Costa Coffee and KFC, next door to Bet Fred and Haart Estate Agents, with other nearby multiples including M&S, Greggs, Boots and Sainsbury. South Woodford's central line train station is less than 200m from the property and the area is serviced by several bus routes. The A406 (North Circular) is easily accessed from George Lane also.





Terms

The property is offered to let on a new FRI lease, the terms of which are to be agreed.

Rent

£45,000 P.A.X. Plus VAT

Service Charge

Payable on demand

Rates Payable

TBC

EPC Rating

D86

Legal Costs

Prospective tenant to provide an undertaking to pay the landlords legal costs should they withdraw at any time

Referencing

Land Commercial Ltd charges a fee of £250.00 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.

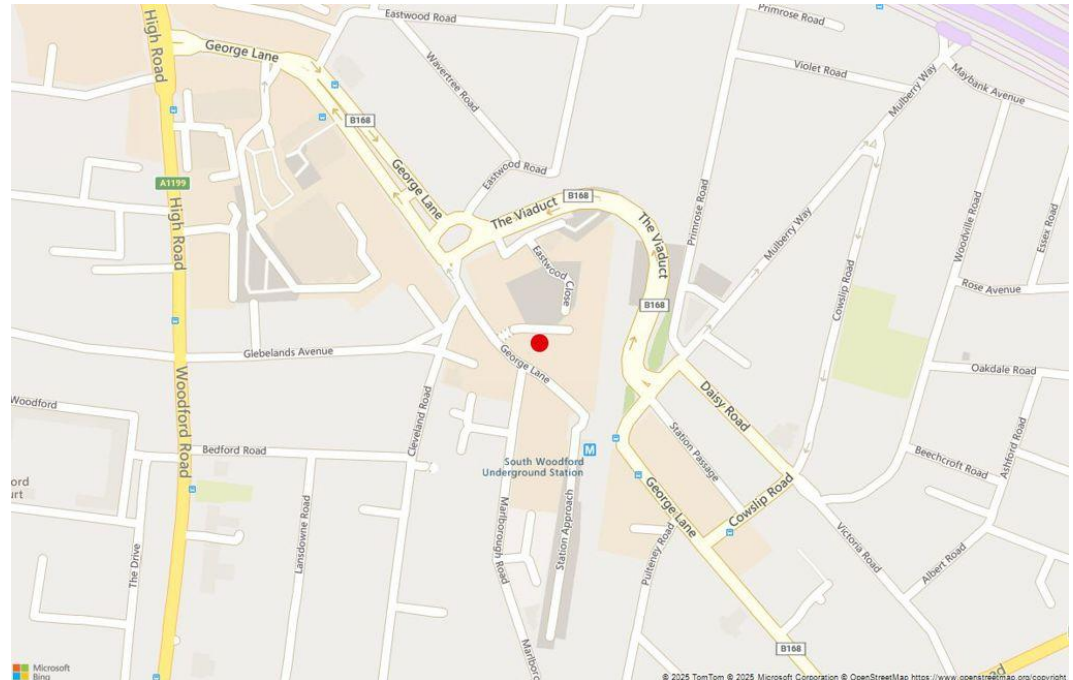
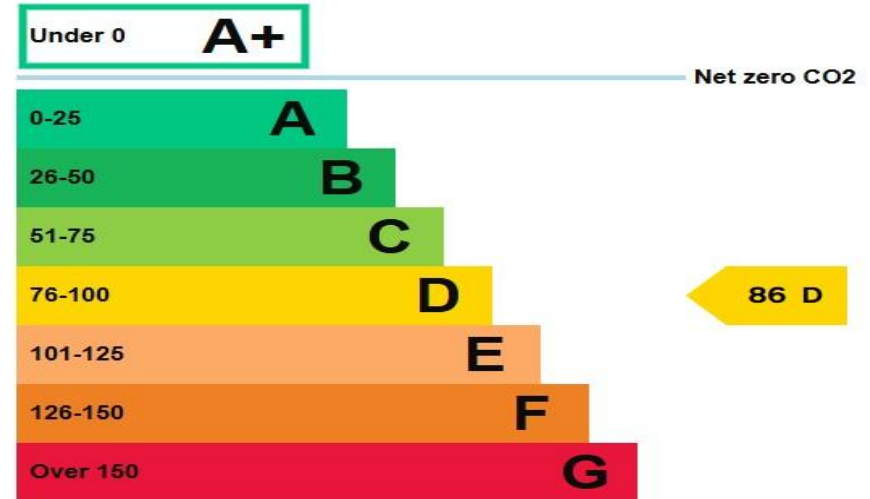
Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Sole Agents Only

Energy rating and score

This property's energy rating is D.



LAND COMMERCIAL

chartered surveyors



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.



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020 8498 8080 • info@landcommercial.co.uk