

PRIME LOCK UP SHOP AND BASEMENT LEASE TO ASSIGN



GEORGE LANE, SOUTH WOODFORD E18 GROUND FLOOR APPROX 361.47 SQ FT (33.58 SQ M)

Location: The building is situated on the main commercial thoroughfare within George Lane. Nearby occupiers include M & S Food Hall, Boots the Chemist and Greggs, as well as a number of banks and building societies.

Accommodation: The available accommodation comprises of a lock up shop with rear stores together with a large basement (unmeasured). The unit is currently fitted and trading as a jeweller and has the following approximate floor areas:

Areas:	Floor	Sq.ft.	Sq.m.
	Ground floor sales:	275.14	25.56
	Ground floor stores:	86.33	8.02
	Basement (unmeasured)		

Terms

Tenure: Leasehold.

Lease/Rent: An assignment of our clients 15 year lease which we understand commenced September 2006 subject to 5 yearly rent reviews at a current passing rental of £8,500 per annum is available

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.

Premium: £55,000 for the benefit of the lease, goodwill, fixtures, fittings and equipment is being sought.

Business Rates: We are verbally informed by the lessor that the current rates payable equate to £3,200 per annum payable, however, interested parties are advised to make their own enquiries directly to LBoRedbridge (020 8478 3020) in this regard.

Legal Costs: The tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

Possession: Immediately upon completion of legal formalities.

Viewing: Strictly by appointment via Landlords joint sole agents:-

