



Murray Commercial
Property Consultants

To Let Ground Floor Shop

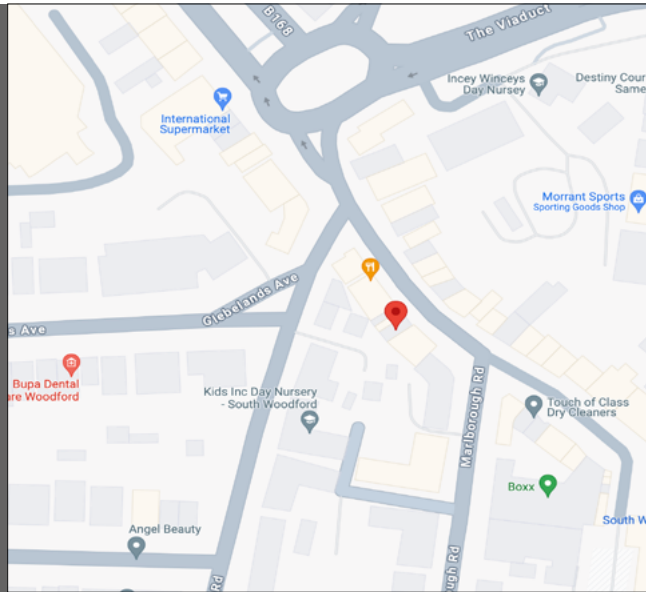
**118 George Lane
South Woodford
London E18 1AD**
Class E Retail

- VAT Free Unit
- Prominent Location
- Suitable For A Range of Uses
- No Premium
- Monthly Rent Acceptable



LOCATION

The premises is situated a stone's throw away from South Woodford Station along a busy High Street. George Lane hosts a number of established shops such as KFC, Greggs, Costa Coffee and M&S. The A406 can be accessed within 5 minutes of the property.



DESCRIPTION

The premises is a ground floor unit, open plan retail space which has been refurbished as a "white box" by our client. The property is in a prominent location along George Lane and is in a great position for any new or existing business.

approximately £3000 per annum for qualifying businesses. The rates payable incorporates the Retail, Hospitality and Leisure Relief Scheme.

TERMS

A New Effective Full Repairing and Insuring Lease For A Term of 3 Years.

BUSINESS RATES

The property is an area administered by The London Borough of Waltham Forest. The VOA website shows the current rateable value is £22,250 giving rise to rates payable of

RENT

£20,000 per annum exclusive

Please note our client will not consider hot food uses.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
James Bacon
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