

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.

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 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.

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 Mob: 07501 598 981 Email: james@murraycommercial.co.uk

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