

Retail Unit - South Woodford, E18

TO LET

110-112 George Lane, South
Woodford, London, E18 1AE

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Corner commercial unit in a prime location near to South Woodford Underground station
- Approximately 210.4 square metres (2,264 square feet) over ground floor with additional basement space
- Available with a new lease and no premium
- Use class E
- EPC Rating - E

Location

The property is situated on the north side of George Lane at the junction with Marlborough Road. George Lane is the main high street within South Woodford, a popular suburb 8 miles north-east of central London. Nearby occupiers include Costa Coffee, Starbucks, Barclays Bank, M&S Simply Food, Sainsbury's, Waitrose, and Odeon Cinemas, as well as many well-established independent operators.

The location benefits from excellent transport links with the entrance to South Woodford Underground station (Central Line - 20mins to Liverpool Street Station) less than 0.1 miles away, and a number of bus routes serving the area. Access to the North Circular (A406) is 0.8 miles away providing easy access to the M11, A12, the A10, and 5.1 miles away to Stratford town centre.

Please note all times and distances given are approximate only.

Description

Previously used as a banking hall, a corner commercial unit providing 210.4 square metres (2,264 square feet) of ground floor space. In addition, there is a basement that is unmeasured. Parking for 6 cars is included with property. The property has Use Class E.

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2023 Ratable Value: £65,000

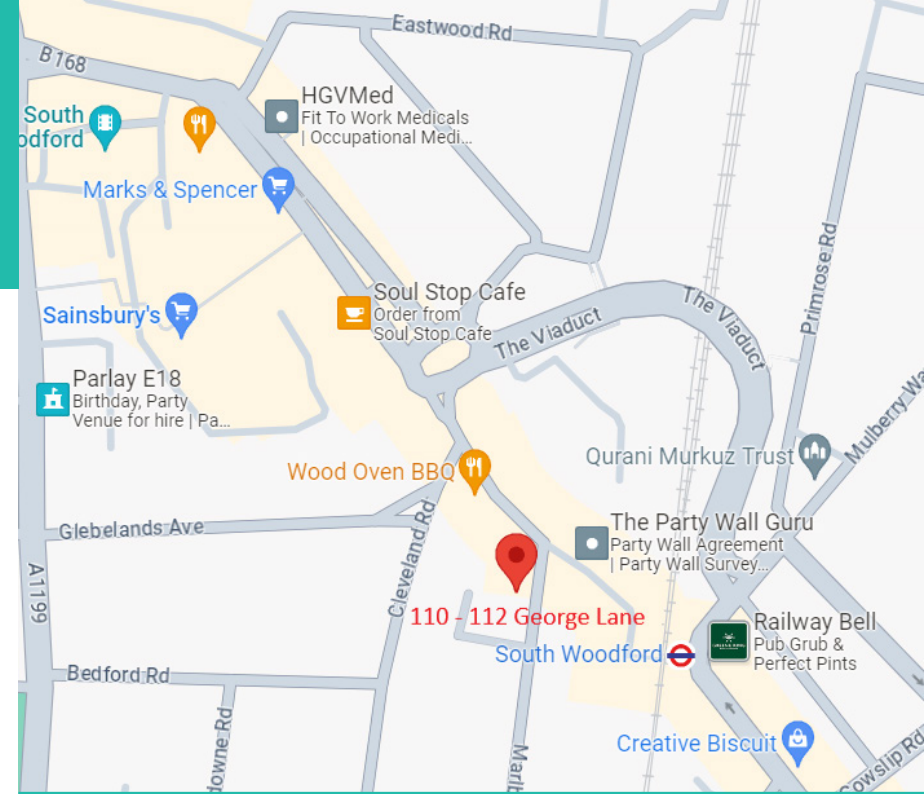
UBR (2023/24): 49.9p/£

Rates Payable: £32,435

These figures have been provided by the VOA. All interested parties are advised to check with the London Borough of Redbridge business rates department.

Terms

The property is available with a new lease at £65,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£65,000 per annum

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