

Ref: S6

# LOCK UP SHOP TO LET USE CLASS E



## 140 Hermon Hill, South Woodford, London, E18 1QH.

**LOCATION:**

The property is located fronting Hermon Hill in this extremely visible location in between South Woodford and Wanstead. Hermon Hill joins up to Chigwell Road which provides access via George Lane to South Woodford's Town Centre and the Charlie Brown's Roundabout, which in turn provides access to the A406 (North Circular).

In the alternate direction, Hermon Hill joins up to Wanstead and Snaresbrook, which continues to New Wanstead and in turn provides direct access to the Green Man Roundabout, Leytonstone.

**DESCRIPTION:**

The property comprises of a ground floor lock up shop that would be suitable for a variety of Retail uses (USE CLASS E).The property has a retail area of 389 sqft (36.14 sqm), Rear trading area of 150 sqft (13.9 sqm), office of 114 sqft (10.6 sqm) and rear store of 152 sqft (14.1 sqm). The property benefits from gas central heating, laminated flooring, kitchen area, electric roller shutter, W.C. facilities.

The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed



**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- **GROUND FLOOR LOCK UP SHOP WITH USE CLASS E**
  - **TOTAL FLOOR AREA 805 SQFT (74.78 SQM)**
  - **RETAIL AREA APPROXIMATELY 389 SQFT (36.14 SQM)**
  - **TRADING AREA 150 SQFT (13.9 SQM)**
  - **OFFICE 114 SQFT (114 SQM)**
  - **REAR STORE 152 SQFT (14.1 SQM)**
  - **LAMINATED FLOORING**
  - **KITCHEN AREA**
  - **ELECTRIC ROLLER SHUTTER**

**TERMS:** The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

**RENT:** £20,000 p.a.x.

**RATES PAYABLE:** TBC

**EPC RATING:**

140 HERMON HILL LONDON E18 1QH		Energy rating <b>E</b>
Valid until 26 November 2030	Certificate number 8509-2330-9002-1129-2092	
<b>Property type</b> B1 Offices and Workshop businesses		
<b>Total floor area</b> 69 square metres		

**REFERENCES:** Land Commercial Surveyors Ltd charges a fee of £125.00 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.

**LEGAL COSTS:** To be paid by the ingoing tenant

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Strictly by appointment

**LAND COMMERCIAL LTD**  
**020 8498 8080**



*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.*