

Ref: S39

## Shop/Office TO LET Use Class E



**The Galleria, Unit 1. 180-182  
George Lane, South Woodford,  
London, E18 1AY.**

**LOCATION:**

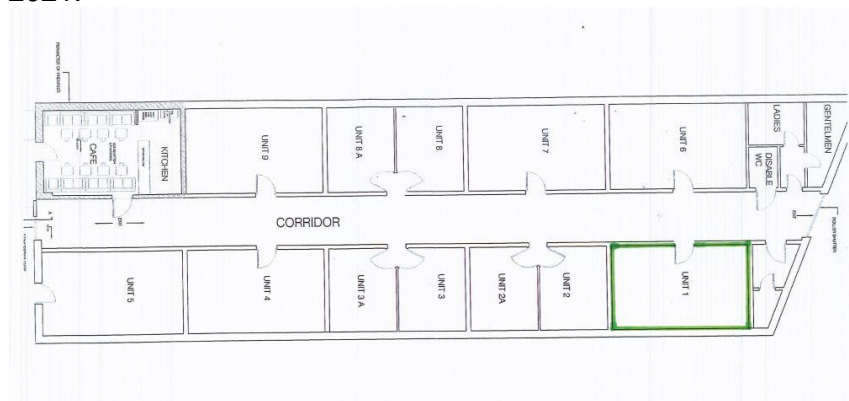
The Galleria Shopping Mall is located within the midst of this popular shopping position, adjacent to Sainsburys Superstore and Marks & Spencer store. Multiples such as Pizza Express, Boots, Costa Coffee and Barclays are nearby.

George Lane is a thriving shopping area benefiting from its proximity to South Woodford's Underground Central Line Station (approx 20 minutes from Liverpool St and the City) and this affluent residential area. George Lane is a short drive from the A406 (North Circular) and M11 leading to the M25.



**DESCRIPTION:**

The Galleria Shopping Mall comprises an attractive modern development of retail units. The available unit has a total floor area of approximately 348 sq ft (32.33m) . The unit falls under the Use Class E which would be suitable for retail or as an office. The unit is being offered on a 6 or 12 month contract outside the provisions of the landlord and tenant act. The unit is available from 1<sup>st</sup> April 2021.



**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:**

- **LOCK UP SHOP OF APPROXIMATELY 348 SQFT (32.33 SQM)**
- **BUSY SHOPPING LOCATION**
- **GOOD TRANSPORT FACILITIES**

**TERMS:** Available to let on agreements from six months upwards.

**RENT:** £11,000 p.a.x.

**SERVICE CHARGE** £ 2,728 p.a. approx.

**RATES PAYABLE:** £5,652.20 p.a. approx. (small business relief may be possible if eligible, please check with the local authority)

**REFERENCES:** Land Commercial 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 tenants

**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.