

INCORPORATING...

brian **dadd** commercial

TO LET

£25,000 (FROM) PER
ANNUM

- Lock-up shop with offices above
- Suitable for a variety of uses
- George Lane location
- Close To Station
- Approx 961 sq ft (89.3 sq m)

121 GEORGE LANE, SOUTH WOODFORD, LONDON, E18
1AN



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated on George Lane, which is the main shopping and commercial area in South Woodford. George Lane is home to a variety of banks, cafes, restaurants and multiple retailers such as Greggs, Boots and Marks and Spencer. Pay and display parking is available on the street. South Woodford Station is on the Central Line Station and provides a regular service into London Liverpool Street. Access to the motorway network is via the M11 at the Waterworks Roundabout.

Description

Comprising a ground floor lock-up shop with 1st floor offices and 2nd floor storage above. The premises have been used as an estate agency for many years but would suit a variety of occupiers. Kitchenette and male and female toilet facilities are available on the 1st floor. The premises are more particularly described as follows:

Ground floor sales area: 287 sq ft (26.7 sq m).

First floor office 1: 407 sq ft (37.8 sq m).

First floor office 2: 67 sq ft (6.2 sq m).

First floor Kitchenette: 23 sq ft (2.1 sq m).

Second floor storage: 177 sq ft (16.4 sq m).

Male & female toilet facilities included.

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £25,000 per annum. The lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates

The London Borough of Redbridge have informed us of the following:

2026 Rateable Value: £16,750

2026-27 UBR: 0.432 P/£

2026-27 Rates Payable: £7,236

Interested parties are advised to ascertain current rate liability from the Local Authority.

Legal Costs

To be met by the incoming tenant.

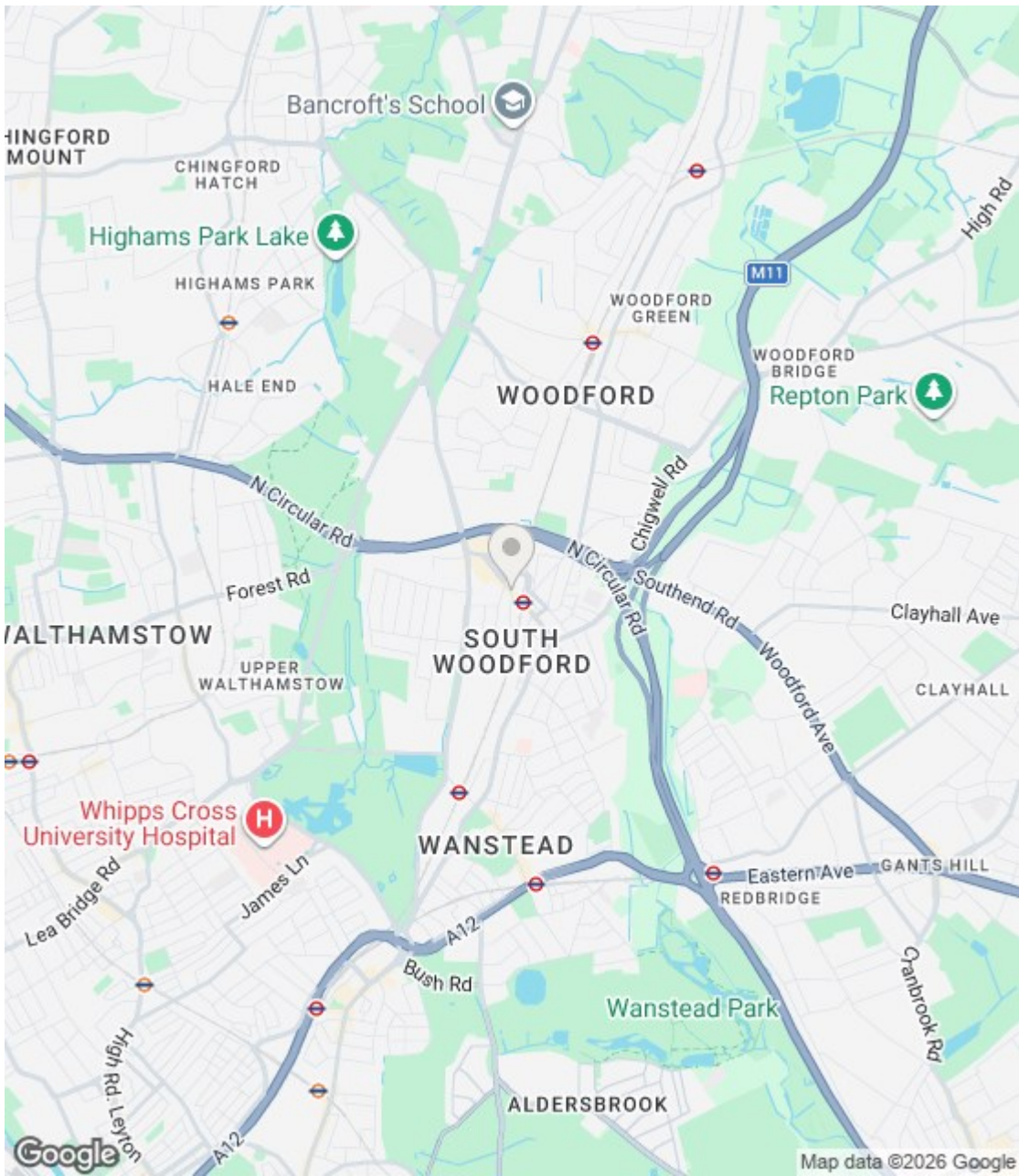
Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



**CLARKE
HILLYER**
EST 1885

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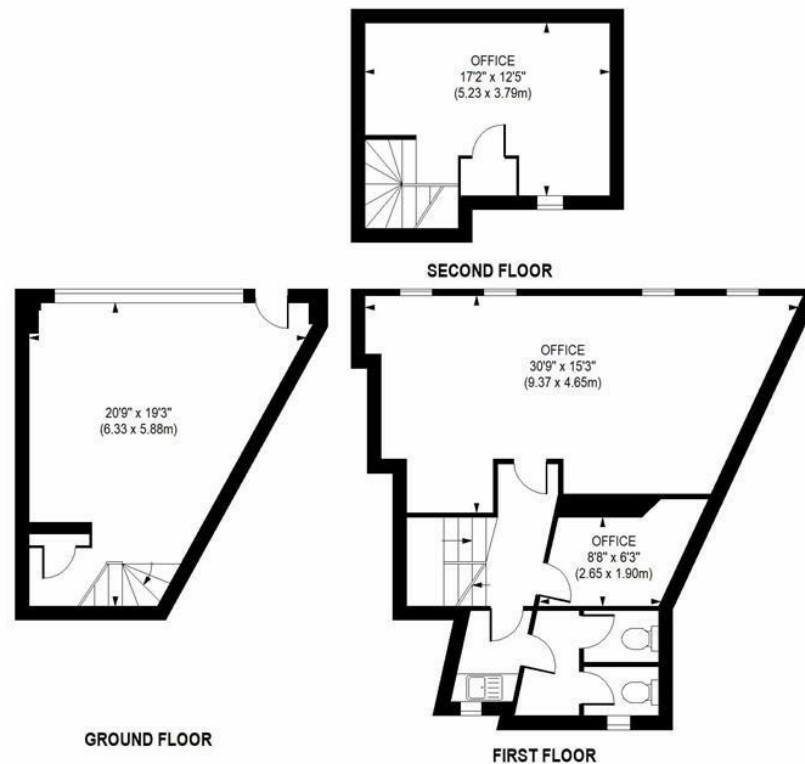
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**GEORGE LANE,
LONDON, E18 1AN**

Approximate Gross Internal Floor Area
1166 sq.ft / 108.32 sq.m



0 1 2 3 4 5 SCALE (METRES)
SCALE 1:100 @ A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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