

PRIME SHOP/OFFICE TO LET E CLASS USE

- New Lease Available
- Frontage – 4.2 m / 13.8 ft
- Total area 68.08 m² / 732.81 sq. ft
- Quoting Rent £35,000 pax
- E Class Use
- 1 Car Space
- Highly Visible Location
- Excellent Footfall

*10 The Broadway,
Woodford Green, Essex IG8 0HL*



Location:

Situated within the highly sought after location known as The Broadway, Woodford Green, adjacent to **Belgique**, **Costa Coffee**, opposite **Sainsburys Local** and close to other multiple traders such as **Cook**, **The Co-op** and other well-known retailers.

Woodford Underground station is a virtually opposite the property with direct routes into London via Central line tube.

Description: Ground floor lock up shop with approximate net areas below: -

Frontage	4.2 m	13.8ft
Front Area	28.34 m ²	305.04 sq. ft
Middle office	17.47 m ²	188.05 sq. ft
Corridor	5.93 m ²	63.83 sq. ft
Rear office	6.28 m ²	67.60 sq. ft
WC	2.56 m ²	27.56 sq. ft
Kitchen Area	2.27 m ²	24.43 sq. ft
Corridor	5.23 m ²	56.3 sq. ft
Gross Internal Area	68.08 m²	732.81 sq. ft

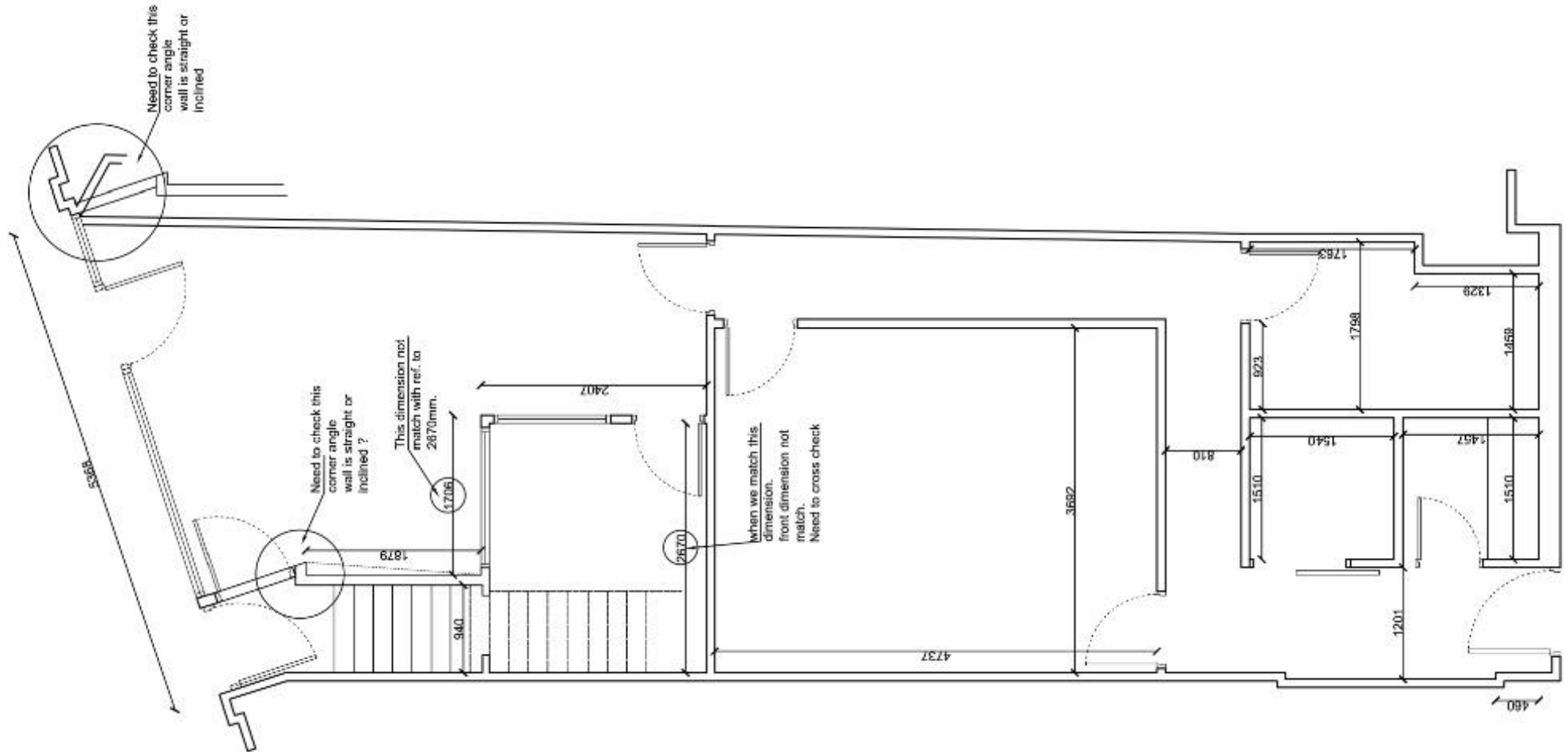
1 Car Space will be provided.

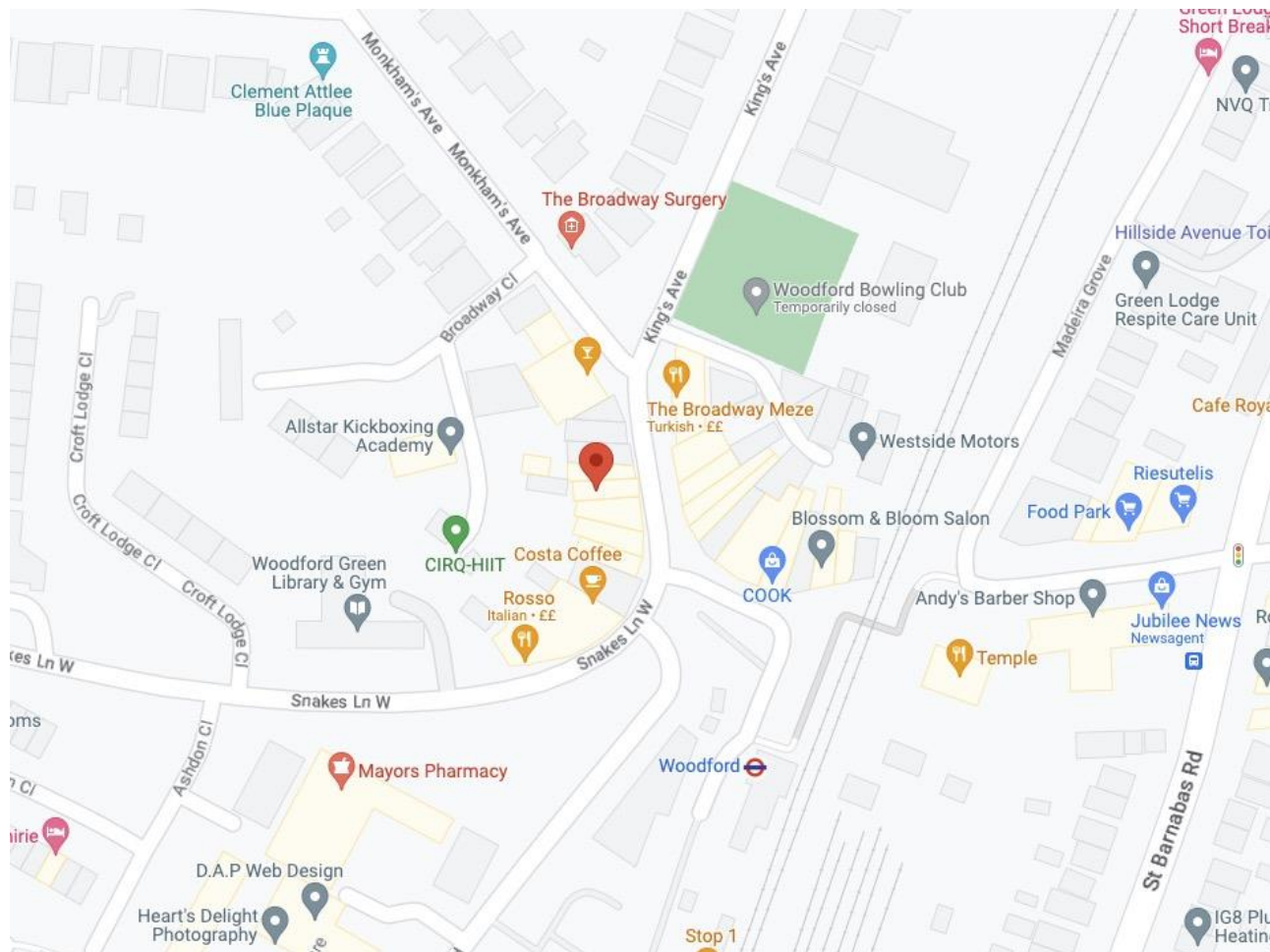
Tenure: New Lease to agreed.

Rent: Offers are sought circa. **£35,000 pax**

Use: E Class Use







Rates:

Rateable Value 2017 to present	£23,250
Rates Multiplier	49.9p
Rates Payable	£11,601.75

(n.b interested parties should contact Redbridge Borough Council for verification

Legal Costs:

Ingoing tenant to pay a contribution of £1500 + VAT to the landlord's legal fees.

References:

A charge of £300 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

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