COMMERCIAL PROPERTY AGENTS

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 OHL



countrywide

COMMERCIAL PROPERTY AGENTS

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 m2	305.04 sq. ft
Middle office	17.47 m2	188.05 sq. ft
Corridor	5.93 m2	63.83 sq. ft
Rear office	6.28 m2	67.60 sq. ft
WC	2.56 m2	27.56 sq. ft
Kitchen Area	2.27 m2	24.43 sq. ft
Corridor	5.23 m2	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

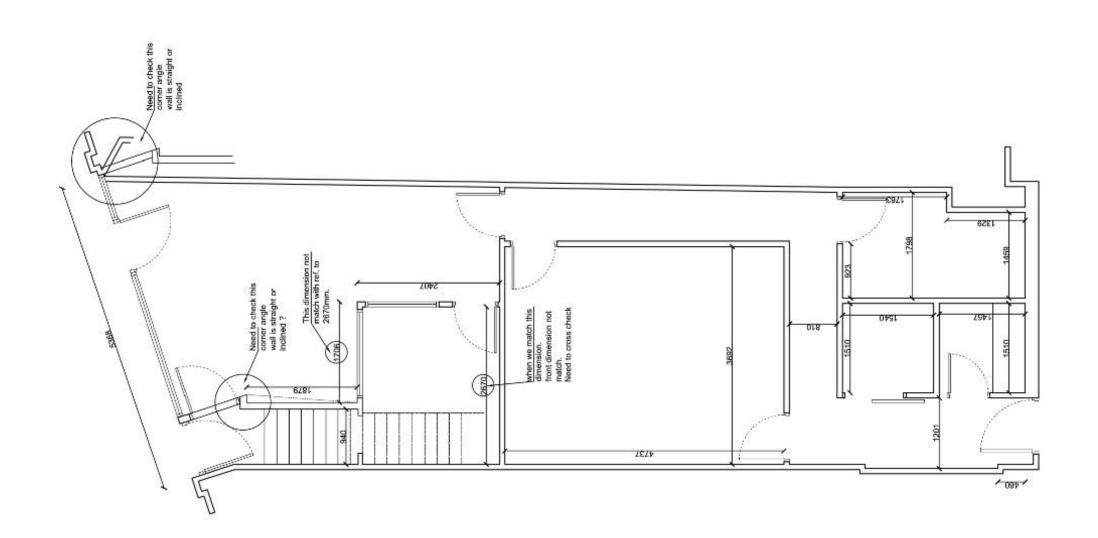
Use: E Class Use





countrywide

COMMERCIAL PROPERTY AGENTS



es Ln W

oms

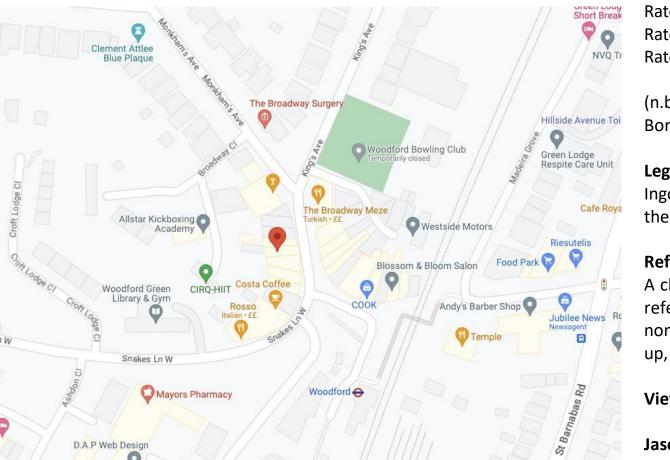
2 Cr

D.A.P Web Design

Heart's Delight Photography

countrywide

COMMERCIAL PROPERTY AGENTS



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

Jason Grant 020 8506 9900 020 8506 9905 jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

GIG8 Plu

Heating

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, it's Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.