

SHOP TO LET

Prominent Corner Position

Highly Visible Unit

Busy Location

E Class Use

342 sq. ft / 31.78 m²

New Lease Available

Forecourt parking for 1 Vehicle

Short Walk to Wood Street Train Station

Paid Parking nearby

£12,500 pax

**256 Wood Street, Walthamstow
E17 3NG**



Location

The property is situated on a prominent corner position at the southern end of Wood Street close to Lea Bridge Road. The adjacent properties are residential with commercial businesses opposite and on the opposing corner. Wood Street has the benefit of a high traffic flow and **Wood Street Station** is 0.14 Miles away

Description:

The premises consist of a ground floor shop with forecourt plus a small rear yard affording the following dimensions and areas: -

Frontage	12.05 ft	3.7 m
Return frontage	8.08 ft	2.5 m
Shop depth	28.06 ft	8.6 m
Shop area	342 sq. ft	31.78 sq.m
Kitchen area	80 sq. ft	7.4 sq.m

Forecourt parking for 1 vehicle and a small rear garden included.

Tenure:

New lease to be agreed

Rent:

Offers are sought in the region of **£12,500** per annum exclusive

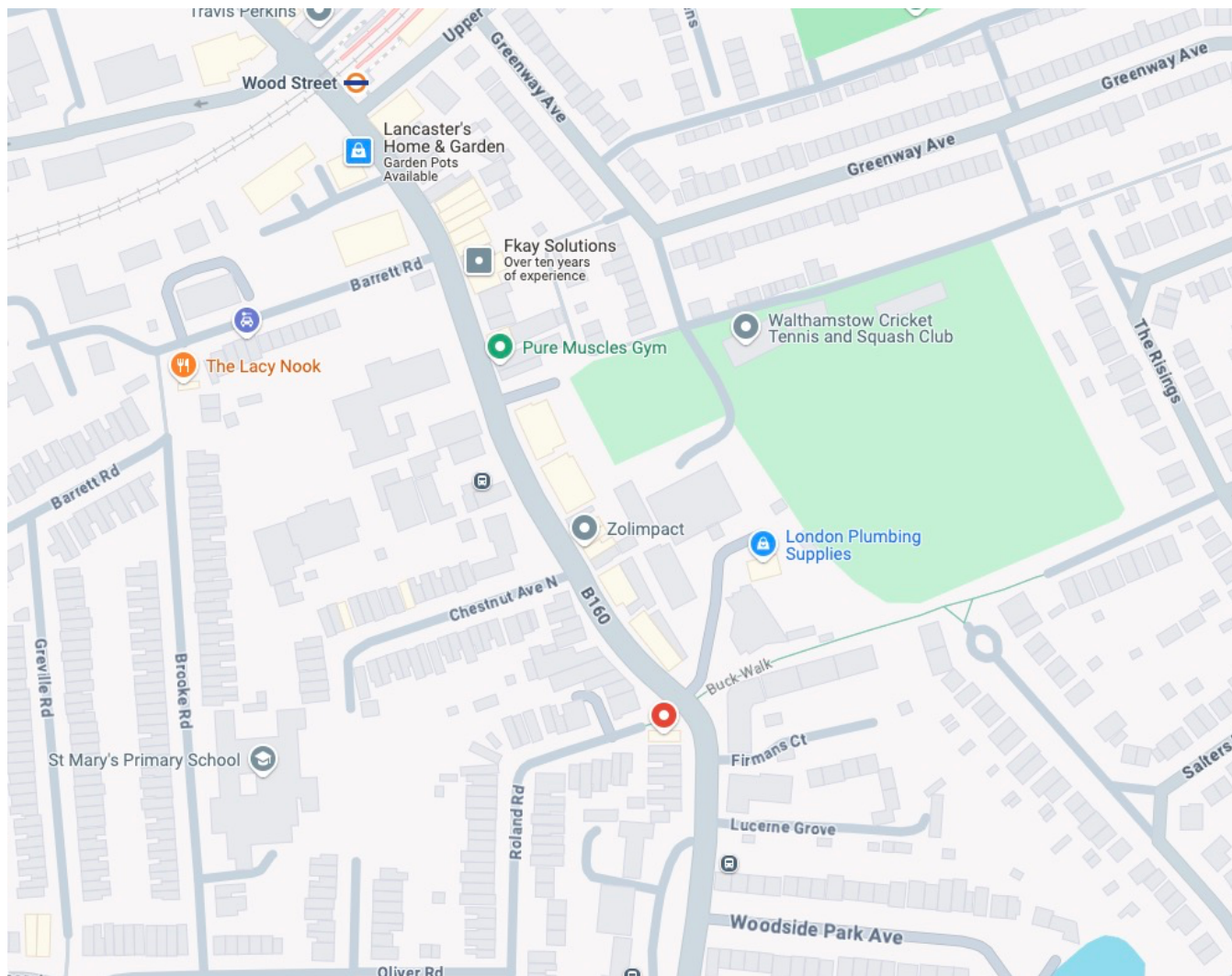
Rates:

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value	£7,500
Multiplier	49.9p
Rates Payable	£3,742.50 pa

(n.b small business relief may be available, contact Waltham Forest Council for verification)





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

Legal Costs

The incoming tenant is to pay towards the landlord legal costs of **£1500 + VAT**

Reference & Credit Checks

A charge of **£350 + 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.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 9905

jason@countrywidecomm.co.uk