



99-101 Woodgrange Road, London, E7 OEP

Ground floor lock up shop located on Woodgrange Road in the heart of Forest Gate, suitable for Class E Use.

- Interior width of 5.37m and a glass frontage of 3.52m
- External storage space to the rear of the property
- Property benefits from front and rear access with a roller shutter at the front
- Self contained shop comprised of 535 sqft

Summary

Available Size	535 sq ft
Rent	£20,000 per annum
Rates Payable	£6,112.75 per annum Property may be eligible for small business rates relief, tenant should enquire with local authority.
Rateable Value	£12,250
EPC Rating	Upon Enquiry

Description

This self contained ground floor lock up shop fronts onto the busy Woodgrange Road located within Forest Gate, it has a width of 5.37m and a frontage of 3.52m. The property benefits from tiled flooring and strip lighting, additionally it can be accessed from either the front or rear access. The front of the property is protected by an electric roller shutter to provide additional security. Although previously used as a retail store, the property is suitable for a variety of uses within Class E.

Location

The subject property is located in Forest Gate, within the London Borough of Newham. The property forms part of a popular parade, just 100 yards from Forest Gate Station. The Elizabeth Line provides regular services to Liverpool Street, which is approximately a 13 minute journey, additionally the recent opening of the Crossrail has created strong links to Heathrow Airport & Slough. Wanstead Park Station forms part of the London Overground Service, this is just a few minutes' walk North of the property.

Accommodation

The accommodation comprises the following areas:

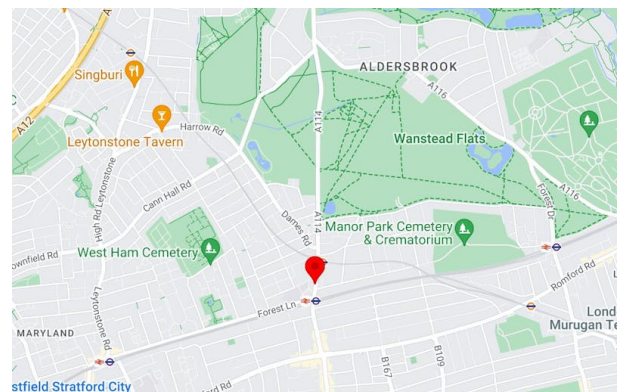
Name	sq ft	sq m
Ground	535	49.70

Terms

A new lease excluded from the Landlord and Tenant Act protection on full repairing and insuring terms.

Legal Costs

The incoming tenant is to pay the Council's agency fees prior to completion of £2,500 +VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £876 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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