



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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**PROMINENT LOCK-UP SHOP TO LET AT:
5 CHIGWELL ROAD, SOUTH WOODFORD,
LONDON, E18 1LR**



SITUATION:

The premises are located in a prominent position within a secondary shopping parade, being opposite the junction with George Lane and a short distance from Charlie Browns Roundabout (A406). Nearby traders include Hairdresser, Hire Shop, Sewing Machines and Beauty Salon.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

ACCOMMODATION:

The property comprises a lock-up unit, having the benefit of A1 use, which has been fitted out to a high standard and would be suitable for numerous trades, being arranged as follows (all dimensions approximate):

Shop frontage:	21ft. 6ins	(6.6m)
Internal Width (max):	20ft. 6ins	(6.3m)
Shop depth (max):	26ft. 8ins	(8.1m)

Kitchen
WC

Exterior

Yard
Rear pedestrian access
Front: 2 car parking spaces

LEASE:

A new F.R.I lease will be granted on terms to be agreed with periodic rent reviews.

RENT:

£11,950 per annum exclusive subject to lease

LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant.

VEIWING

Strictly by appointment through sole agents Johal Regan 0208 532 2222