



J O H A L R E G A N

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

**LEASE TO ASSIGN ON PROMINENT A2 UNIT AT:**

**97 GEORGE LANE, SOUTH WOODFORD,  
LONDON, E18 1AN**



**SITUATION:**

The premises are located on George Lane near the West exit of South Woodford London Underground Station (Central Line). With near by traders including Crystal Nails, Inspiration Hair Salon, Barnados, Marlborough Business Centre and Martins News Agents.



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 premises consist of a ground floor office unit with a small rear kitchen facility having the following approximate dimensions:

Gross Frontage:	17ft 3ins	(5.2m)
Internal Width: (Average)	16ft 9ins	(5.1m)
Built Depth:	22ft 7ins	(6.9m)
Retail Area:	380.4sq ft	(35sqm)

**External:**  
WC

**RENT:**

£20,000 per annum exclusive, subject to lease

**PREMIUM:**

£6,000 subject to contract

**LEASE:**

The premises are held on a full repairing and insuring lease, for a term of 20 years from the 19<sup>th</sup> January 2009 subject to 5 yearly rent reviews.

**LEGAL COSTS:**

The assignee to be responsible for both parties reasonable legal costs.

**VIEWING:**

Strictly by appointment through owners agents Johal Regan