Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



OFFICE/RETAIL/SHOWROOM PREMISES
2,540 sq ft (236 m²)

THE POST HOUSE
JOHNSTON ROAD
WOODFORD GREEN ESSEX IG8 0XA

TO LET/MAY SELL

- Use Class E
- Suitable for a variety of uses
- Predominantly open plan space
- Kitchen and WC/Shower facilities
- Small courtyard area
- Air conditioning (not tested)







LOCATION:
The property is situated on Johnston Road which is accessed off of Woodford High Road close to significant routes into the surrounding areas (A1009 and A1199). The property is surrounded by residential properties as well as various retailers and restaurants. Woodford Station (Central Line) is within an approximate 13 minute walk. There is off street parking to the front of the property available by Local Authority Business Parking Permits.

ACCOMMODATION:
The property comprises a former Postal Sorting Office and has most recently been occupied as a yoga and Pilates studio. The premises comprises the ground floor of the building and provide a reception area with WC and disabled WC facilities, including showers, a kitchen, two large studios and two smaller treatment/storage rooms.

Heating is provided by underfloor heating throughout the majority of the property, with the studios also benefiting from concealed ceiling-mounted heaters. The reception area, kitchen and one of the treatment rooms benefit from wall-mounted air conditioning units (untested).

There is also a small courtyard to the rear of the property.

Approximate floor areas are as follows and have been measured on a Gross Internal Area (GIA) basis:

Total: 2,540 sq ft (236 sq.m)

LEASE:
A new FRI Lease is available for a term to be agreed.

RENT:
£62,500 per annum exclusive.

SERVICE CHARGE:
A service charge is applicable, further details upon request.

ALTERNATIVELY

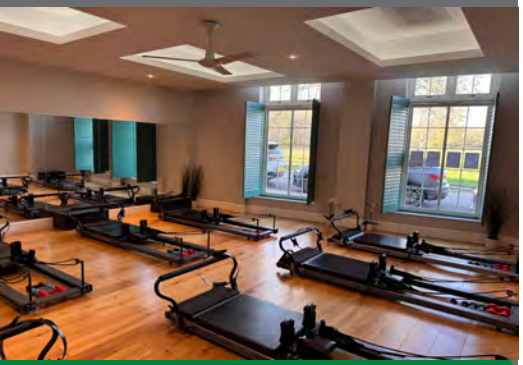
SALE:
Our client may consider selling the long Leasehold interest. Further details upon request.

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.







BUSINESS RATES:
Interested parties are advised to contact Redbridge District Council to confirm the rates payable.

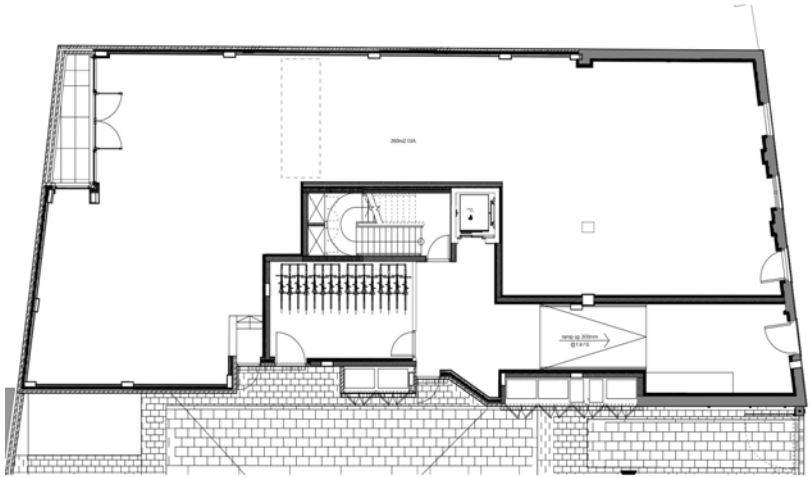
EPC:
The property has an EPC rating of B.

LEGAL COSTS
Each party are to be responsible for their own legal costs borne in this transaction.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:
Immediate upon completion of legal formalities.

VIEWING:
Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Taylor Phillips at taylor@bennettphillips.com or Simon Phillips at simon.phillips@bennettphillips.com



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