



LAND COMMERCIAL

chartered surveyors

Ref: S73

TO LET LOCK UP SHOP



**Unit 5. The Galleria.
180-182 George Lane,
South Woodford, E18 1AY.**



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Land Commercial Ltd. | Registered in England & Wales | Registered No. 04751763



LOCATION: The Galleria Shopping Mall is located within the midst of this popular shopping position, adjacent to Sainsburys Superstore and Marks & Spencer store. Multiples such as Pizza Express and Barclays are nearby.

George Lane is a thriving shopping centre benefiting from its proximity to South Woodford's Underground Central Line Station and is a short drive from the A406 (North Circular) and M11 leading to the M25.

DESCRIPTION: This unit fronts The Galleria Shopping Mall, which comprises of an attractive modern mixed use development of retail/office units. The available unit has a total floor area of approximately 348 sqft (32.33 sqm). The property is available To Let the terms of which are to be agreed. Available from 12th May 2024.



N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- **FRONTING THE GALLERIA**
 - **LOCK UP SHOP OF APPROXIMATELY 348 SQFT (32.33 SQM)**
 - **BUSY SHOPPING LOCATION**
 - **NEXT TO M&S**
 - **GOOD TRANSPORT FACILITIES**

TERMS: License or a formal lease available from 12 May 2024

RENT: £20,000 p.a.x.

SERVICE CHARGE £3,732.24 p.a.

RATES PAYABLE: Approx £7,360

EPC RATING:

Energy Performance Certificate HM Government

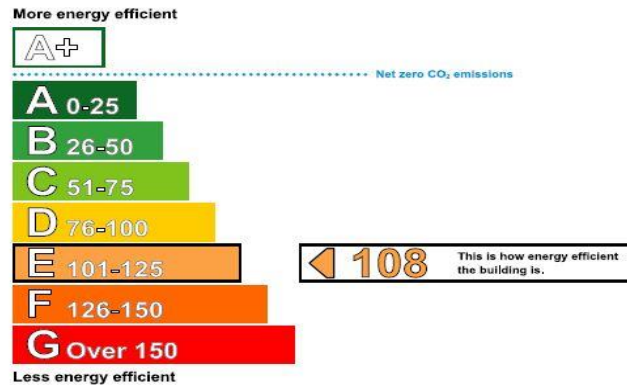
Non-Domestic Building

Trading Places
Unit 5, 180-182 George Lane
LONDON
E18 1AY

Certificate Reference Number:
0960-0131-6999-7009-5096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



REFERENCES: Land Commercial Ltd charges a fee of £500.00 plus VAT at the prevailing rate for taking up references, AML checks and producing a licence for the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the incoming tenant

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.