

Ref: S35

LOCK UP SHOP TO LET



**Unit 3. The Galleria.
180-182 George Lane,
South Woodford, E18 1AY.**

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: The Galleria Shopping Mall comprises an attractive modern mixed use development of shopping/office units. The available unit has a total floor area of approximately 174 sqft (16.16 sqm). The property is available To Let the terms of which are to be agreed. Conflicting users may not be allowed.

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:

- **LOCK UP SHOP OF APPROXIMATELY 174 SQFT (16.16 SQM)**
- **BUSY SHOPPING LOCATION**
- **GOOD TRANSPORT FACILITIES**

TERMS: License or a formal lease available from 19th June 2024

RENT: £8,000 p.a.x.

SERVICE CHARGE: Approx £1,866.12 p.a.

RATES PAYABLE: Approx £2,794.40 p.a.

EPC RATING: TBC

REFERENCES: Land Commercial Ltd charges a fee of £500.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants, Anti Money Laundering checks & a letting fee. 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 ingoing tenants

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.