countrywide
COMMERCIAL PROPERTY AGENTS

FOR SALE

Station Passage

South Woodford, London E18 1JL

SELF-CONTAINED OFFICE BUILDING FOR SALE

999-Year Leasehold



EXTERIOR

SIZE
Approximately 894 Sq Ft (83.08 Sq M) over ground and first floor levels

TENURE
999-Year Leasehold For Sale

POSSESSION
Full Vacant Possession

PRICE
£350,000

01 Property

The property comprises a self-contained two-storey office building situated within Station Passage in the heart of South Woodford.

The accommodation is arranged over ground and first floors and is currently configured to provide two separate office areas at ground floor level together with a kitchen and WC, with a further large office occupying the first floor.

The premises are well presented throughout and would suit an owner-occupier seeking self-contained office accommodation in an established and highly accessible South Woodford location.

02 Location

The property is situated within Station Passage, immediately off George Lane in the centre of South Woodford.

South Woodford is a popular and well-established East London location offering a wide range of shops, cafés, restaurants and other local amenities.

South Woodford Underground Station is within close walking distance and provides regular Central Line services into the City, West End and wider London Underground network.

The area also benefits from excellent road communications, with convenient access to the A406 North Circular Road, A12, M11 and M25.



GROUND FLOOR OFFICE



GROUND FLOOR OFFICE



MEETING ROOM

03 Accommodation

The approximate areas are as follows:

ACCOMMODATION	SQ M	SQ FT
Ground Floor – Office 1	22.90	246
Ground Floor – Office 2	21.28	229
Kitchen	1.75	19
WC	1.37	15
First Floor Office	35.78	385
Total	**83.08**	**894**

All areas are approximate and have been calculated for guidance purposes only.



FIRST FLOOR OFFICE

04 Tenure

The property is held by way of a 999-year leasehold interest.

Part of the first-floor accommodation comprises a flying freehold.

Further information regarding the title and lease documentation can be made available to interested parties.

05 Use

The property is currently used as offices.

Interested parties considering any alternative use or redevelopment should make their own enquiries with the relevant local planning authority.

The lease requires the freeholder's consent for any change of use.

06 Potential

The property offers an attractive opportunity for an owner-occupier, investor or purchaser seeking a self-contained building in a prominent and accessible South Woodford location.

Subject to all necessary planning permissions, freeholder consent and other statutory approvals, purchasers may wish to investigate the potential for alternative uses.

No warranty is given that any particular alternative use, permitted development right or redevelopment will be permitted.

Floor Plan

Unit 1 outlined in blue. Not to scale. For identification purposes only.



07 Terms

Price: £350,000

The property is offered for sale with full vacant possession upon completion.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the London Borough of Redbridge regarding the current Rateable Value and rates payable.

Rateable Value – Ground Floor	**£11,000 pa**
Rateable Value – First Floor	**£7,600 pa**

EPC

C 57 Energy Rating C (57). Valid until 19 February 2033.

VAT

All prices and figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

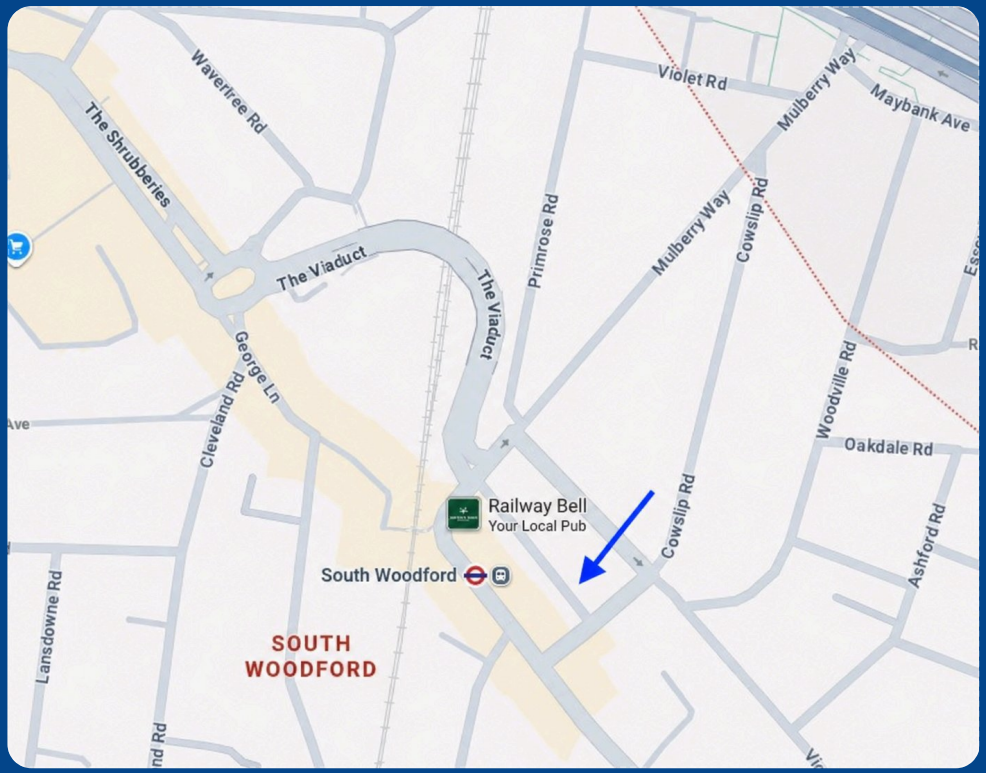
In accordance with current Anti-Money Laundering regulations, all purchasers will be required to provide satisfactory identification, proof of address and, where applicable, evidence of source of funds.

An AML / ID administration fee of £350 + VAT will be payable by the purchaser upon an offer being accepted.

HOLDING DEPOSIT

Upon acceptance of an offer, the successful purchaser will be required to pay a £5,000 holding deposit as confirmation of their commitment to proceed with the purchase.

The holding deposit will be held in our client account and will be dealt with in accordance with the agreed terms of the transaction.



VIEWING

Strictly by appointment through the sole selling agents:

Countrywide Commercial (UK) Ltd

For further information or to arrange a viewing, please contact us.

countrywide
COMMERCIAL PROPERTY AGENTS

Countrywide Commercial (UK) Ltd for themselves and for the vendors of this property give notice that these particulars do not constitute any part of an offer or contract. All statements are made without responsibility and intending purchasers should satisfy themselves as to their accuracy by inspection or otherwise.