

## To let

Kiosk Unit South Woodford Station

South Woodford Station, located in El8, serves as a key transport hub in the London Borough of Redbridge, catering to a diverse and affluent suburban population. It is located in the travel card zone 4, which benefits from 4 million passengers per year.

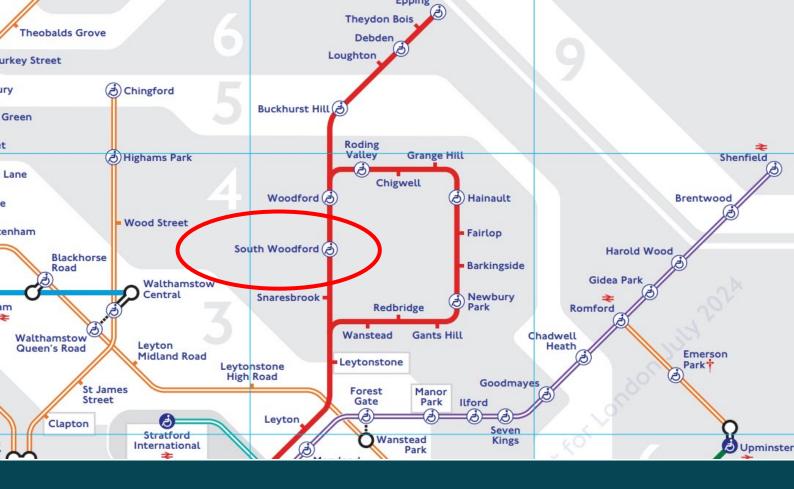
The station is located on the Central Line, offering direct access to Central London and surrounding areas, making it a vital link for both commuters and local residents. The station's location on George Lane places it in close proximity to a bustling high street, surrounded by various shops, cafes, and businesses, enhancing its role as a central point in the community.



Zone 4

London Underground station

**4million** Annual Station Footfall



## Description:

The Kiosk is situated on the Westbound Platform, on the central line. It benefits from a large roller shutter frontage.

Unit Size:

Total I40 sq ft (I3 sq m)

Services:

Power, Water and Drainage

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

## Rent:

The rent payable to be £12,500 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

## ALL ENQUIRIES:

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