

INCORPORATING...

brian **dadd** commercial

TO LET

£40,000 PER ANNUM

- Ground floor nursery premises
- Approx 885 sq ft
- Rent inclusive of electricity & water
- Includes garden/play area
- Includes nursery furniture

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

# MALLARDS WOOD NURSERY, 157-159 ST. BARNABAS ROAD, WOODFORD GREEN, ESSEX, IG8 7DG



Whilst we at Clarke Hillyer 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.



#### Location

Situated on St Barnabas Road, Woodford Green, which is a predominantly residential area. The closest Underground station is Woodford and this provides regular direct access to Central London via the Central Line. The area is also served by local buses. The North Circular Road (A406) is less than a mile from the premises and this provides access to the M11 and A12.

#### Description

Comprising a well-established ground floor nursery of approximately 885 sq ft (82.2 sq m). The premises benefit from nursery furniture, storage space, toilet facilities and a garden/play area.

#### Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £40,000 per annum. The tenant would be responsible for electricity and water. The lease would be excluded from the Landlord and Tenant Act 1954 and the landlord would require a full years rent payment in advance and a 3 month rent deposit, no new businesses will be considered.

#### Business Rates

The premises will need to be re-assessed by the Local Authority.

#### Legal Costs

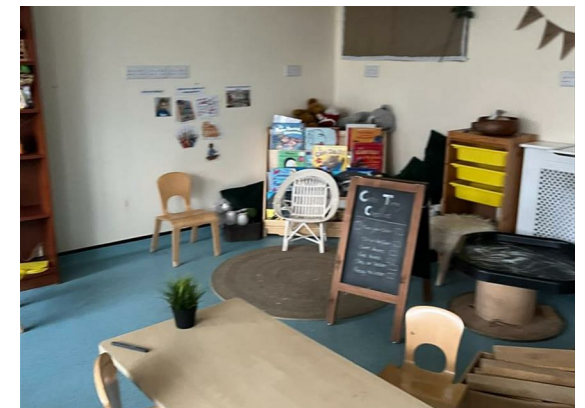
To be met by the ingoing tenant.

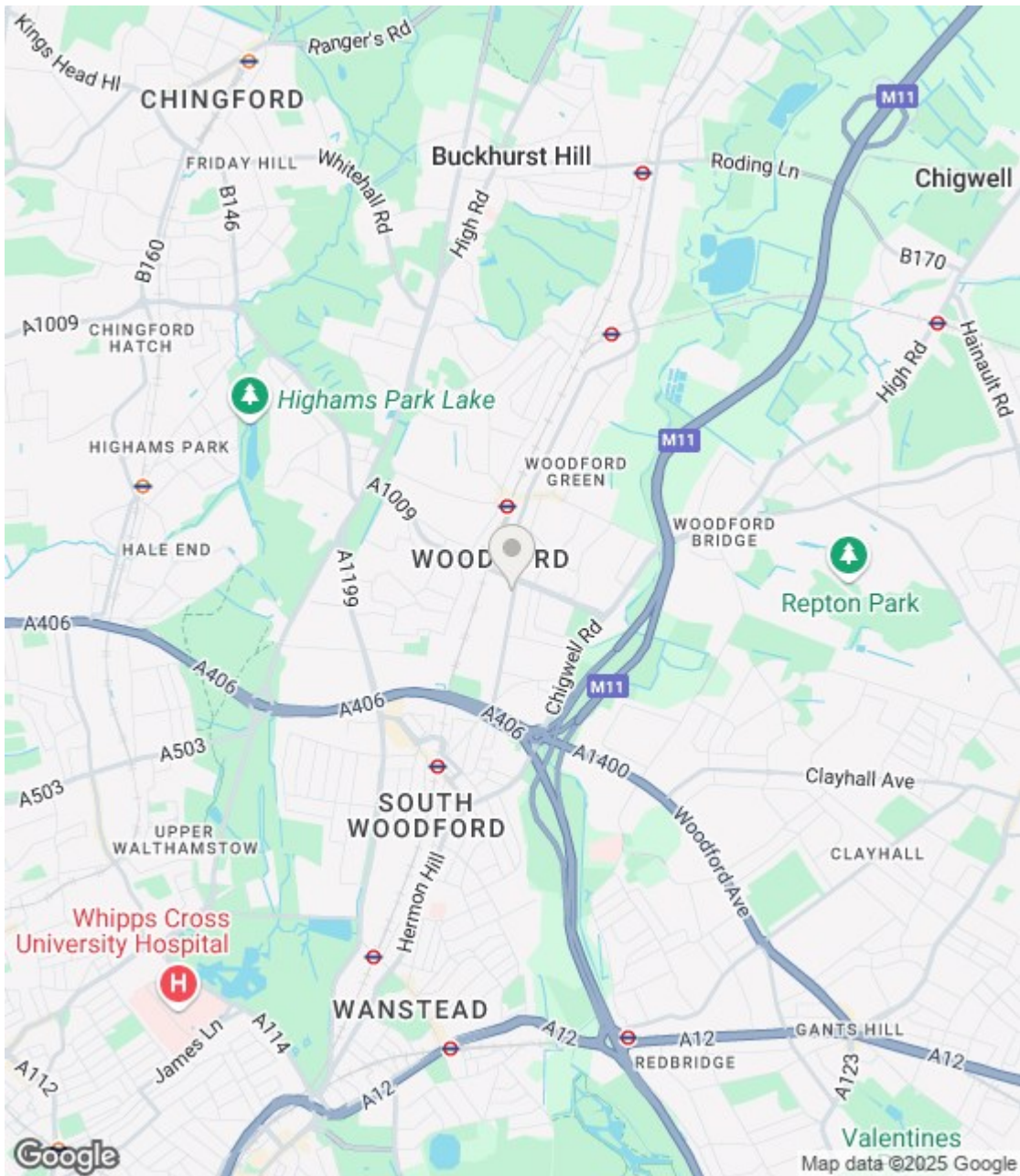
#### Viewings


Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

#### EPC

An Energy Performance Certificate has been ordered and will be available in due course.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





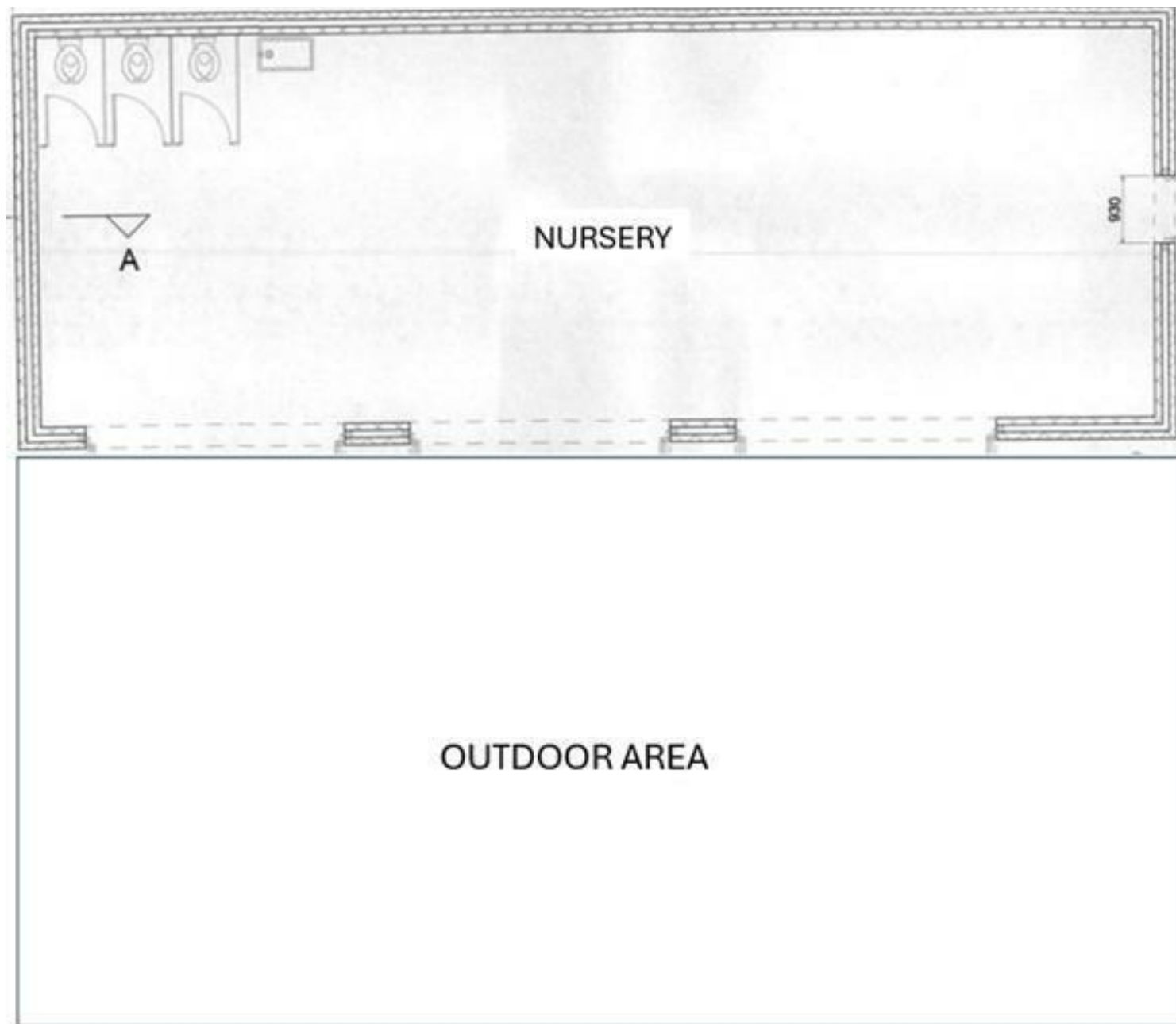
CLARKE  
HILLYER  
EST 1885

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COMMERCIAL